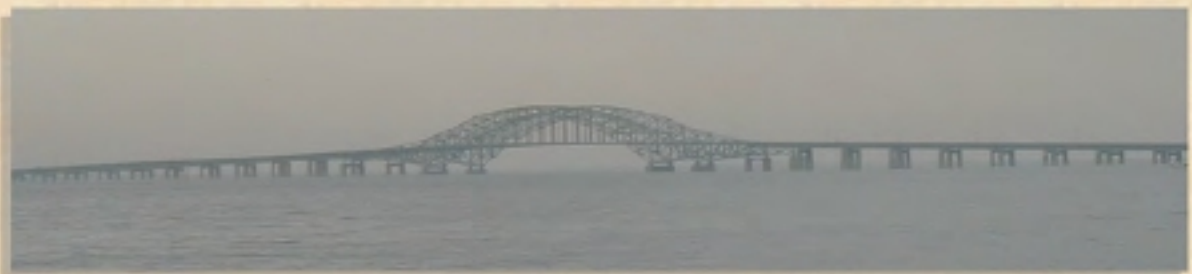
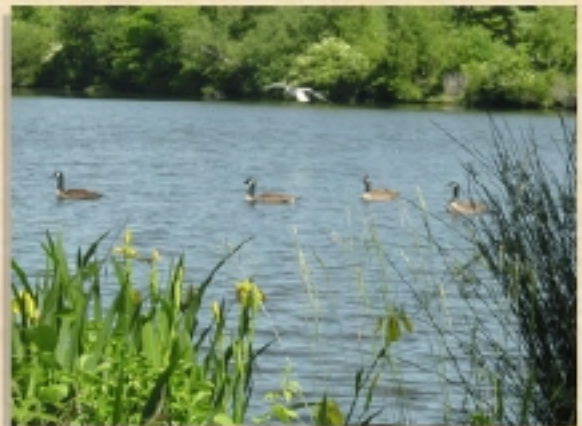


Town of Islip

Subdivision and Land Development Regulations

2004

AMENDED NOVEMBER 2007



Town of Islip Subdivision and Land Development Regulations - Version 11_27_07



Thomas D. Croci
Supervisor

Trish Bergin Weichbrodt
Deputy Supervisor

Town Board

Steven J. Flotteron, *Councilman*
John C. Cochrane Jr., *Councilman*

Trish Bergin Weichbrodt, *Councilwoman*
Anthony S. Senft Jr., *Councilman*

Olga H. Murray
Town Clerk

Alexis Weik
Receiver of Taxes

Robert Cicale
Acting Town Attorney

Planning Board

Joseph DeVincent, *Chairman*
Kevin Brown, *Vice Chairman*
Michael LaVecchia
Alfonso L. Guadagno, Jr.
John Schettino
Donald J. Fiore
Michael Kennedy
Vincent Puleo, *Alternate*

David Genaway, AICP, *Commissioner*

David Janover, P.E., *Town Engineer*

TABLE OF CONTENTS

SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

I.	GENERAL PROVISIONS	<i>I - 1</i>
	A. TITLE	<i>I - 1</i>
	B. AUTHORITY AND PURPOSE	<i>I - 1</i>
	C. JURISDICTION	<i>I - 2</i>
	D. FEES	<i>I - 2</i>
	E. ENFORCEMENT AND PENALTIES	<i>I - 3</i>
	F. LEGAL EFFECTS	<i>I - 4</i>
	G. BONDS	<i>I - 4</i>
II.	DEFINITIONS	<i>II - 1</i>
III.	SUBDIVISION ADMINISTRATION	<i>III - 1</i>
	A. PLANNING BOARD / PLANNING DEPARTMENT	<i>III - 1</i>
	B. JURISDICTION	<i>III - 1</i>
	C. WAIVER AND RELAXATIONS	<i>III - 2</i>
	D. MAJOR SUBDIVISION REVIEW	<i>III - 5</i>
	1. Preliminary Plat for major Subdivisions	
	1.1 Procedure	
	1.2 Required Data	
	1.3 Mapping Requirements	
	1.4 Expiration of Preliminary Approval	
	2. Final Plat for Major Subdivisions	
	2.1 Procedure	
	2.2 Required Data	
	2.3 Expiration of Approval	
	E. MINOR SUBDIVISION REVIEW	<i>III - 11</i>
	1. Applicability	
	2. Procedure	
	3. Required Data	
	4. Expiration of Approval	
	F. CLUSTER SUBDIVISION REVIEW	<i>III - 15</i>
	1. Purpose	
	2. Authority	
	3. Applicability	
	4. Procedure	
	5. Required Data	
	6. Expiration of Approval	

(Subdivision Administration, cont'd)

G. ROAD OPENINGS	III - 20
1. Purpose	
2. Procedure	
3. Required Data	
4. Expiration of Approval	
IV. SITE PLAN ADMINISTRATION	IV - 1
A. PLANNING BOARD/PLANNING DEPARTMENT	IV - 1
B. JURISDICTION	IV - 2
C. PROCEDURE	IV - 3
1. Application	
2. Expiration of Approval	
D. WAIVER AND RELAXATION	IV - 4
V. LAND CLEARING	V - 1
VI. DESIGN SUBMISSION AND IMPROVEMENT STANDARDS	VI - 1
A. PURPOSE	VI - 1
B. LAND USE	VI - 1
C. SITE DESIGN STANDARDS	VI - 1
D. TRAFFIC CIRCULATION SYSTEM DESIGN	VI - 3
E. STREETS	VI - 4
F. TRAFFIC IMPACT STUDIES	VI - 7
G. PUBLIC IMPROVEMENTS	VI - 9
H. DRAINAGE	VI - 12
I. UTILITIES	VI - 21
J. EXTERIOR SITE LIGHTING	VI - 25
K. DUMPSTERS	VI - 27
L. OFF-STREET PARKING	VI - 28
M. NATURAL AREA AND PARK REQUIREMENTS	VI - 30
N. LOT DEVELOPMENT STANDARDS	VI - 31
O. PRESERVATION OF NATURAL ENVIRONMENT	VI - 33
P. TOPOGRAPHY	VI - 36
Q. LANDSCAPE DESIGN	VI - 40
R. MISCELLANEOUS	VI - 45

Standards for Stormwater Pollution Prevention Plans (SWPPPs)
follow page VI-46 of this document.

APPENDIX

Appendix A - FORMS

Appendix B - PRESENTATION FORMAT

Appendix C - CONSTRUCTION STANDARDS

Appendix D - BOND FIGURES AND FEES

Appendix E - TABLE OF MINIMUM PARKING SPACES

I. GENERAL PROVISIONS

A. TITLE

These regulations shall be identified as the Subdivision and Land Development Regulations of the Town of Islip.

B. AUTHORITY AND PURPOSE

1. These regulations are adopted pursuant to all applicable provisions of state law including, but not limited to, Sections 272, 273, 274-a, 274-b, 276, 278, 279, 280, 280-a, and 281 of Article 16 of Town Law.
2. These regulations are established to protect health, safety and general welfare, while providing for the future orderly growth and coordinated development of the Town. These goals will be accomplished by affording adequate facilities for the housing, transportation, distribution, comfort, convenience, safety, health and welfare of its population. These regulations shall be further based upon the following considerations:
 - 2.1 Conformance with the Comprehensive Plan, Zoning Ordinance and Official Map.
 - 2.2 Recognition of a desirable relationship to the general land form, its topographic and geologic character, to natural drainage, to the recharge of the groundwater aquifer and to the flood plain and ecological concerns.
 - 2.3 Recognition of desirable standards of subdivision and site plan design for pedestrian and vehicular traffic, traffic calming, surface water runoff, storage and/or discharge, utility services and building sites for the land use contemplated.
 - 2.4 Encouragement of flexible subdivision and site plan design to promote the planning objectives of the Comprehensive Plan, to realize development and maintenance economies, to incorporate smart growth principles, and to provide for a variety of housing types.
 - 2.5 Provision for such facilities that are desirable adjuncts to the contemplated use, including, but not limited to, parks, recreation areas, schools sites, firehouses, emergency services, water service, energy delivery, fire wells and off-street parking.

- 2.6 Preservation and protection of such natural resources and assets as lakes, ponds, streams, tidal waters, wetlands, beaches, dunelands, steep slopes, bluffs, prime agricultural soils, flora, fauna, indigenous species, biodiversity, habitat, general scenic beauty and historic features of the town.
3. The provisions of these regulations shall be administered to ensure that all applicable uses are adequately sited, have proper access, do not negatively impact surrounding land uses, have adequate on-site drainage and contain adequate on-site parking. These regulations shall supplement and facilitate the provisions of the Comprehensive Plan and associated updates, community identity studies and neighborhood studies, Chapter 68 entitled Zoning, all other provisions of the Islip Town Code, the New York State Building Code, the Official Map of the Town of Islip and the Capital Budget.

C. JURISDICTION

1. The provisions of these regulations shall be applicable to the full corporate limits of the Town of Islip excluding those areas within any incorporated villages.
2. These regulations shall become effective on October 31, 2004 upon adoption by the Town Board on October 12, 2004 and after recommendation by the Planning Board on June 30, 2004.
3. When necessary to further its purposes, except as provided herein, these regulations shall be amended by authority of the Town Board after due public hearing. The appendices attached hereto may be modified from time to time as appropriate at the direction and determination of the Commissioner of Planning and Development.

D. FEES

Reasonable fees sufficient to recover incurred costs shall be charged for the review of subdivisions, site plans, road openings and other permitted development of land. Such fees shall be established and amended as deemed necessary by the Commissioner of the Department Planning and Development after adoption by the Planning Board. All fees shall be made payable to and collected by the Comptroller unless otherwise provided herein.

E. ENFORCEMENT AND PENALTIES

1. It shall be the duty of the Commissioner of the Department of Code Enforcement to enforce the provisions of these regulations and to bring to the attention of the Town Attorney of the Town of Islip any violations or lack of compliance.
2. Violations of the provisions of these regulations shall be punishable as provided by Town Code Article XXXV and with each day such violation continues constituting a separate offense.
3. The Planning Board and Town Board reserve the right to revoke in whole or in part any approvals and terminate operation of the associated use in the event violation of this ordinance or violation of any covenants, stipulations or conditions associated with an application occurs. Any person, firm, corporation or entity violating the provisions of the Subdivision and Land Development Regulations shall be subject to the penalties and fines contained in Articles XXXI and XXXV of the Town Code.

F. LEGAL EFFECTS

1. In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements. More stringent provisions may be required if it is demonstrated that different standards are necessary in order to promote the public health, safety and welfare. In cases where more than one requirement is described, the more restrictive one will apply.
2. Where the conditions imposed by any provisions of these regulations are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of these regulations or any other applicable law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern.
3. The provisions of these regulations are separable. If a section, sentence, clause or phrase of these regulations is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the remaining portions of this ordinance.
4. These regulations shall take effect immediately upon approval by the Town Board.

G. BONDS

1. PERFORMANCE AND CASH BOND

A performance bond to guarantee installation of required public improvements is necessary for all major subdivisions and road openings and will be submitted by the developer and accepted by the Planning Board prior to filing of plat for subdivisions and prior to issuance of a permit for road openings. The amount of the bond will be itemized and given to the developer after approval of the Drainage and Improvement Plan. The amount will be determined using unit costs in Appendix D or as revised in the future by the Commissioner of Planning to reflect current costs. Unit costs not shown in Appendix D will be as determined by the Town Engineer. In addition to the performance bond, a cash bond is also required. A minimum of 10% or \$10,000, whichever is greater, of the performance bond shall be a certified check payable to the Town of Islip. The surety bond shall be of a term not to exceed 2 years acceptable to the Planning Board, at which time it will be recalculated if necessary. These bonds, if defaulted, may be applied to the solution of any site problem whether or not included on the itemized list. Cash bonds may also be utilized to guarantee other work at the discretion of the Town Engineer.

2. PERFORMANCE BOND RELEASE AND REDUCTION

The applicant(s)/owner(s) shall apply for a Bond Release, subject to the following conditions, within 3 years from the date of grant of the final resolution. If no such application is made, then the Town of Islip at its option may default any bonds and apply the funds to the completion of any outstanding work and/or apply the funds to the Community Improvement Fund. An extension may be requested in writing and considered by the Planning Board for up to an additional 3 years as the Planning Board deems it necessary and adequate.

Bond reduction or release associated with a major subdivision or road opening shall be accomplished through the following steps after written application by the developer as shown below. The Planning Board shall hold a public hearing in order to consider the reduction of any bond. Notification letters for a public hearing of a bond reduction shall be sent to property owners within the development.

- 2.1 At such time as seventy-five (75) percent of the required work is completed as determined by the Engineering and Highway Division, a maximum of fifty (50) percent of the surety bond may be reduced after public hearing with the approval of the Planning Board. The public hearing for this reduction will be arranged by the Planning Department.
- 2.2 At such time as one hundred (100) percent of the required work is complete and weathered as determined by the Engineering and Highway Divisions, the remainder of the Performance Bond, without interest, will be released subject to Town Board approval. The Planning Board may grant a release without a public hearing at its discretion. Prior to release a certified statement from a surveyor attesting to the installation of monuments in accordance with the filed map must be presented. The Engineering Division may also require as-built plans and/or an engineer's certificate of subdivision completion prior to release/reduction.
- 2.3 In the event that a dedication to the Town is being made as part of the application, Town Board approval must be given prior to bond release.

- 2.4 No Bond Reduction and/or Release shall be considered by the Planning Board until it has been determined that all of the conditions of the final resolution have been met.
- 2.5 No Final Bond Reduction and/or Release shall be considered until all properties involved maintain a valid Certificate of Occupancy, if applicable, and are free from any other violations of Town Ordinances.
- 2.6 Prior to bond release, the curb and pavement improvements shall have weathered one (1) winter season. The duration of weathering shall be subject to the satisfaction of the Town Engineer. In no case may a curb and pavement bond be released during the months of December through March.
- 2.7 Landscaping improvements shall be guaranteed for one (1) year from the date of installation or Bond Release, whichever is later. All required landscaping and vegetation preservation areas will be the responsibility of the individual property owners.

II. DEFINITIONS

For the purposes of these regulations, the definitions contained within this as well as the definitions of Chapter §68-3 of the Islip Town Code entitled Zoning shall govern.

Approval with Modification - See Conditional Approval

Architectural Elevation - A drawing of the exterior of a structure as it is projected onto a vertical plane, i.e. the south elevation is that elevation which faces south.

Caliper - The measurement of the diameter of the trunk of a tree as measured at four (4) feet above the ground level at the base of the tree.

Cash Bond - A liquid asset given to the Town in order to guarantee site improvements. In cases of major subdivisions and road openings, the developer is required to submit a cash bond, which is a certified check payable to the Town of Islip. The amount of the cash bond shall be equal to 10% of the performance bond or \$10,000 whichever is greater. In cases of all other applications, the amount of the cash bond, if required, shall be calculated as the cost of the required improvements based on the unit costs as shown in [Appendix D](#).

Chain of Title - A listing of owners of the subject property and surrounding property owners by a title guarantee company, from present to time of institution of ordinance governing the property or use. This may be required of an applicant at the discretion of the reviewing department as an informational requirement with any application.

Cluster Development - Zoning modifications in the form of reduction of lot size and dimension requirements as per Town Law Section 278, in order to achieve a superior design, reduce the length of road and reduce infrastructure to serve a public purpose and/or preserve the natural and scenic qualities of open lands. Cluster developments shall in no case increase the number of lots that would normally be allowed on the site in conformity with existing zoning regulations.

Community Improvement Fund - The Community Improvement Fund contains waiver and mitigation fees assessed by the Planning Board in lieu of curbing, sidewalk, landscaping or other improvements that are otherwise required in connection with development applications. Waiver and mitigation fees are collected in instances where such fees would serve a greater public purpose by funding improvements elsewhere. Community Improvement Funds shall be utilized to provide physical community improvements, to fund planning studies, and to further the stated goals of the Comprehensive Plan.

Comprehensive Plan - Pursuant to Section 272-a of the Town Law, a comprehensive plan consists of the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town. A comprehensive plan shall include any part of such plan separately prepared or any amendment to said plan.

Conditional Approval - Approval of an application subject to conditions set forth by the Planning Board or other reviewing agency/person. In the case of a subdivision, conditional approval becomes approval when the plat is revised accordingly and signed by the Planning Board or its designee.

Consolidation - The merger of two or more formerly separate lots that are contiguous and that are brought under common ownership or consolidated through the Office of the Assessor.

Developer - Any person, firm, corporation, partnership or association who shall lay out for improvement any tract of land either for himself or others.

Easement - An authorization established in real estate deed to permit the use of land by the public, a corporation or particular individual for specified uses. It must properly describe the property, use, nature of easement and term. An easement must be accepted by the Planning Board and filed with the County Clerk to be considered complete.

Flag Lot - An interior lot located to the rear of another lot, with a narrow portion of the lot ("flagpole") extending to a public street to provide access.

Front Foot Fee - A mitigation fee collected at the time of issuance of a building permit, which may be required by the Planning Board or its designee on an existing paved travelway, in lieu of improvements. Such fees will be used for travelway and drainage improvements as specified and directed by the Engineering Division of the Department of Planning and Development in cooperation with the Superintendent of Highways.

Full cutoff - A luminaire or light fixture that by design does not allow any light dispersion or direct glare to shine above a 90° angle/the horizontal plane.

Glare - Excessive brightness emitting from a light source that is so intense as to cause discomfort to the viewer, possibly reducing his or her ability to see and in extreme cases causing momentary blindness. Luminaires that are poorly designed or installed incorrectly can be sources of glare.

Gross Floor Area (GFA) - see Islip Town Code Chapter §68-3

Illuminance - The quantity of light, or luminous flux, arriving at a surface divided by the area of the illuminated surface, measured in foot candles or lux.

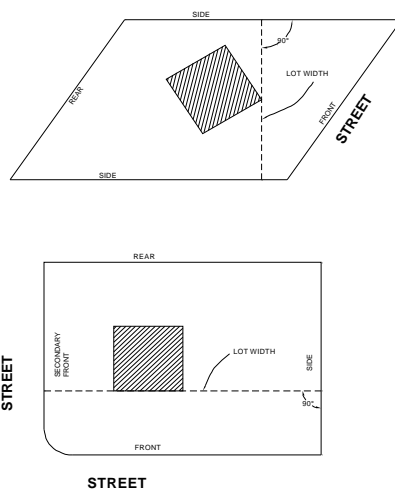
Land Clearing - The act of removal, destruction, or physical alteration of vegetation, soil, and/or rocks by mechanical or chemical means, not including mowing already disturbed areas, or normal cultivation associated with an agricultural operation.

Level of Service (LOS) - A measure of how well a roadway or an intersection can handle varying amounts of vehicle traffic. In most cases, LOS is represented as a discrete scale from “A” to “F” where “A” represents very good traffic conditions and “F” represents failure traffic conditions.

Light trespass - Light projected onto a property or right of way from a fixture not located on that property or right of way. For the purposes of this regulation, glare shall be considered a form of light trespass.

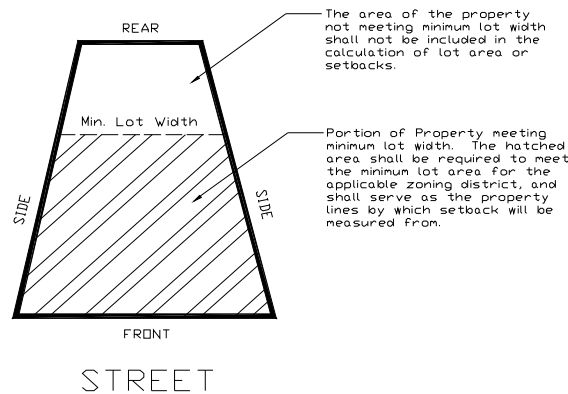
Lot - A parcel of land, exclusive of street areas, used or designed to be used by one use or building or by a related group of uses or buildings and the accessory uses or buildings customarily incident thereto, including open spaces as are required by this ordinance. Upland only shall be termed land; neither land under water, shore, strand nor beach shall be deemed land for the purpose of this regulation.

Lot Width - The Horizontal distance between the side lot lines measured at right angles to those side lot lines at the closest point of the building to the front property line. Where there is only one side lot line, lot width shall be measured between such lot line and the opposite lot line or future right-of-way line. See figure below.



Lot width throughout shall be governed by Islip Town Code Chapter § 68.

Lot Area - The total area measured inside all the lot lines, leaving out underwater land. In cases where lot width varies to a width less than the minimum lot width (i.e. a pie shaped parcel on a cul-de-sac), the “effective” lot area shall be based on the portion of the parcel’s area which completely meets the minimum lot width required. See figure below.



Note: This definition and model are for reference purposes only. In case of discrepancies, the definition given in Town Code Chapter §68-3 shall govern.

Monument - A marker placed in the ground by a licensed land surveyor which is used as a reference point in the delineation of property lines.

Official Map - The map established by the Islip Town Board pursuant to Article 16, Section 270 and 273 of the Town Law showing zoning, streets, highways, parks and drainage, both existing and proposed.

Performance Bond - A performance bond (or surety bond) is required by the Town of Islip to guarantee installation of required improvements, and is required for all major subdivisions and road openings. The amount of the performance bond is calculated as the cost of the required improvements based on the unit improvement costs (see [Appendix D](#)). The performance bond is submitted by the developer in the form of cash or a loan from a credible financial institution, and must be accepted by the Planning Board.

Planning Board - The duly constituted Islip Town Planning Board as defined in Article 16, Section 271 and 272 of Town Law. For the purposes of this ordinance, the phrase “Office of the Planning Board” and the designee of the Planning Board shall mean the Department of Planning and Development.

Professional Architect, Engineer or Land Surveyor - Any person duly licensed as an architect, engineer, or land surveyor in the State of New York.

Regrading - For the purpose of this regulation, regrading shall mean the placement of fill, the relocation of earth or the removal of indigenous earth material, to an extent that it alters the existing or natural grade of a property. Regrading shall not have a direct or indirect impact on adjoining properties or Town of Islip right-of-ways, as determined by the Town Engineer.

Road Dedication - An appropriation or donation of land or of an easement therein for the use of the public generally, made by the owner and accepted for such use by or on behalf of the people in accordance with Article 8 of Highway Law and Sections 278 and 281 of Town Law.

Road Opening - The proposal to install roads for access in accordance with Sections 280a and 281 of Town Law where property is not being subdivided or has been previously subdivided into lots or plots. All roads offered for dedication shall meet or exceed the applicable provisions of these regulations to the satisfaction of the Town Engineer and Department of Public Works.

Single and Separate Status - see Town Code Chapter §68-15.

Steep Slope - An area of land, such as a hillside, bank or cliff with a gradient of fifteen (15) percent or more over a horizontal length of at least twenty five (25) feet and extending over a horizontal width of at least twenty five (25) feet.

Street - see Town Code Chapter §68 - 3.

Street, Collector - A street which serves or is designated to serve as a traffic way for a neighborhood or is a feeder to a major street.

Street, Cul-de-Sac - A short, dead-end street terminating in a vehicle turn around.

Street, Major - A street which serves or is designed to serve heavy flows of traffic between communities and/or other heavy traffic generating areas.

Street, Minor - A street intended to serve primarily as an access to abutting properties.

Street, Right-of-Way (ROW) - The total width of a street measured at right angles to its center line of the street, from property line to property line.

Subdivision - A division of any parcel of land into two or more lots, plots, blocks or sites.

Subdivision, Major - Any subdivision not classified as a minor subdivision and which shall be filed with the County Clerk.

Subdivision, Minor - Any subdivision of not more than five (5) lots fronting on an existing street, not requiring the construction of any new street or road, not adversely affecting the development of the remainder of the parcel or adjoining property, and not in conflict with the development of the community or any provision or portion of the Comprehensive Plan, Official Map, Zoning Ordinance, or these regulations as judged by the Planning Board.

Survey - A plot plan signed and sealed by a Licensed Surveyor or Engineer defining existing and proposed lot lines, elevations, monuments, utilities, structures, road improvements, drainage, right-of-ways and easements.

Traffic Impact Study (TIS) - A study which assesses the effects that a particular development's traffic will have on the transportation network in the community or region.

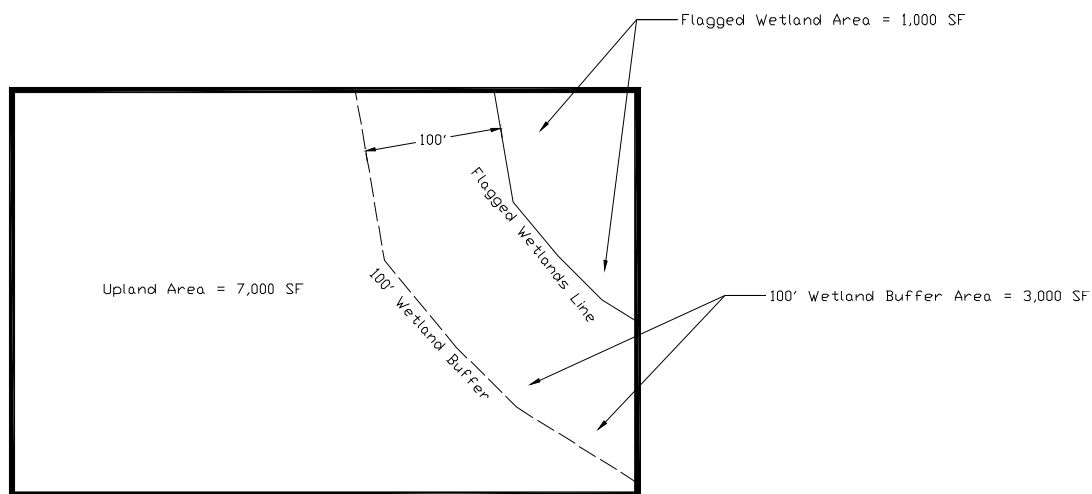
Trip Generation - The number of inbound and outbound vehicle trips that are expected to be generated by a development during an average day or during peak hour traffic.

Wall - see Town Code §68-3.

Wetlands Yield Calculation - As regulated under Town Code Article XLIV, if any part of a Town of Islip defined lot is located within the WMAAA Wetlands Overlay District, or is located within one hundred (100) feet of wetlands as determined by the Planning Board or New York State Department of Environmental Conservation, the number of units which the parcel can yield shall be based upon the following calculation:

$$Yield = \frac{\text{Area within wetlands and 100' buffer}}{80,000 SF} + \frac{\text{Upland Area}}{\text{Min. Lot Area for Zoning District (SF)}}$$

The example below demonstrates the application of the Yield Calculation:



It shall be assumed for this example that the subject parcel lies within a residential district with a minimum lot area requirement of 7,500 SF. Application of the yield calculation is as follows:

$$\begin{aligned} Yield &= \frac{1,000 SF + 3,000 SF}{80,000 SF} + \frac{7,000 SF}{7,500 SF} \\ &= 0.05 + 0.93 \\ &= 0.98 \end{aligned}$$

Since the yield is less than 1.0, the parcel shown in the above example would not meet the lot yield requirement, and would require a lot area variance from the Zoning Board of Appeals, as stated in Section 68-485(B)(4) of the Zoning Code. (If the yield was calculated to be 3.46, three lots would be permitted as-of-right, assuming other zoning requirements are met).

Zoning Board of Appeals - The duly constituted Islip Town Zoning Board of Appeals as defined in Article 16, Sections 267, 267a and 267b of Town Law, also referred to in this regulation as the Board of Appeals.

III. SUBDIVISION ADMINISTRATION

A. DESIGNATION OF PLANNING BOARD/ COMMISSIONER OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

1. As per Town Law Section 276(4)(a), the delineation and definition of subdivisions are left to local regulations, which also set forth review procedures and criteria for them.
2. The Town Board of the Town of Islip, pursuant to all applicable provisions of State law including but not limited to, Sections 272, 273, 274-a, 274-b, 276, 278, 279, 280, 280-a, and 281 of Article 16 of Town Law, hereby authorizes the Planning Board of the Town of Islip to approve preliminary and final plats of subdivisions and road openings showing lots, blocks or sites, with or without streets or highways and to approve the development of plats already filed, entirely or partially undeveloped, within that part of the Town outside of any incorporated Village.
3. The Commissioner of the Department of Planning and Development, on behalf of the Planning Board shall be responsible for the orderly and expeditious processing of subdivision applications. The Commissioner shall be responsible for the review of subdivision and road opening applications and shall determine the adequacy of plans and the need for modifications, relaxations or waivers of subdivision and road opening requirements in accordance with these regulations, the Town Code, the Comprehensive Plan and other applicable provisions of State Law.

B. JURISDICTION

1. Pursuant to all applicable provisions of State Law the review of subdivision applications and road opening permits with the Department of Planning and Development is required for all subdivisions and road opening applications as defined within these regulations and the Islip Town Code.
2. Subdivisions shall also be referred to the Suffolk County Planning Commission in accordance with all applicable provisions of the Suffolk County Charter.
3. Subdivision review shall be required for all subdivisions, resubdivisions and transfers of land as provided herein. This shall include all zoning districts contained within the Islip Town Code.
4. A road opening permit shall be required for the opening and improving of all right-of-ways shown on the official map, right-of-ways and cul-de-sacs as determined by the Commissioner of the Department of Planning and Development.

C. WAIVER AND RELAXATION

1. Planning Board

- 1.1 The Planning Board, after due public hearing, is hereby authorized to approve, approve with modifications or deny subdivision applications and road opening permits prepared to specifications contained within these regulations.
- 1.2 The Planning Board, after due public hearing, shall have authority to grant such relaxations from the requirements of these regulations as may be reasonable and within the general purpose and intent of these regulations as well as the provisions of Town Law and other applicable provisions of State Law.
- 1.4 The Planning Board, shall have the authority to approve, approve with modifications, or deny any waivers being sought by the applicant or suggested by the Engineering and/or Planning Departments, in connection with subdivisions, road opening applications, or land development (site plan) applications. Waivers which may be applied for, shall include, but not be limited to, curbing, sidewalk and underground utilities. In instances where a waiver is granted, a mitigation fee shall be required in lieu of installation of the waived improvement prior to the issuance of any building permits (see [Appendix D](#) for mitigation fees). Some examples of situations where waivers may be considered are:
 - a. Curb - If the subject parcel is located in a vicinity where there is generally no curb as determined by the Town Engineer.
 - b. Sidewalk - If the subject parcel is located in a vicinity where there is generally no sidewalk network as determined by the Town Engineer.
 - c. Underground Utilities - If the subject parcel is an interior lot, and the remainder of the block contains parcels with overhead utilities.

2. Commissioner of the Department of Planning and Development

- 2.1 The Commissioner of the Department of Planning and Development shall, at his option, have authority to grant the following relaxations from the requirements of these regulations as deemed reasonable and within the general purpose and intent of these regulations as well as any provisions of Town Law and other applicable provisions of State Law:
- a. The waiver of underground utilities in connection with road openings or minor subdivision applications subject to a mitigation fee established by the Planning Board and made payable to the Town of Islip Community Improvement Fund in an amount in accordance with these regulations. In instances where the waiver of the requirement for underground utilities in connection with a particular application exceeds 100 feet, the decision to grant the waiver shall be at the sole discretion of the Planning Board.
 - b. The waiver of the requirement for sidewalks or curbs in connection with road openings, major or minor subdivision applications subject to a mitigation fee established by the Planning Board and made payable to the Community Improvement Fund in an amount in accordance with these regulations. This waiver shall not be construed to infer or include any waiver of drainage requirements. In instances where the waiver of the requirement for curbs or sidewalks in connection with a particular application exceeds 150 feet, the decision to grant the waiver shall be at the sole discretion of the Planning Board.
 - c. Modification to the landscaping requirements included within the Design and Improvement Standards contained within these regulations. In instances where the waiver of the requirement for landscaping in connection with a particular application exceeds ten percent (10 %), the decision to grant the waiver shall be at the sole discretion of the Planning Board.

3. **Board of Appeals**

- 3.1 The Board of Appeals shall have authority to approve, approve with modifications or deny variances in accordance with all applicable provisions of Town Law including, but not limited to, Section 267, except as may otherwise be provided by section 278 of Town Law or these Land Development Regulations to the Planning Board or its designee.
- 3.2 Authority to modify or relax improvement requirements contained within these regulations including, but not limited to, parking, drainage, landscaping, buffers, or similarly related public improvements shall be in the sole jurisdiction of to the Planning Board or its designee as provided herein.

D. MAJOR SUBDIVISION REVIEW

1. Preliminary Plat for Major Subdivision

1.1 Procedure

The Preliminary Plat and supporting material for a proposed subdivision constitute the material to be officially submitted to the Planning Board. They show the general design of the subdivision and its public improvements including drainage to the extent necessary for the Planning Board to indicate to the subdivider whether the proposal is acceptable as a basis for detailed design of the Final Plat. The Preliminary Plat becomes the basis for the preparation of the Final Plat. The Preliminary Plat shall require a public hearing.

Approval of the Preliminary Plat does not constitute an approval of the Final Plat nor is it a valid basis for the construction of site improvements or other commitments which depend upon its design characteristics.

The Preliminary Plat shall serve as a Key Map to Final Plats subsequently laid out in sections and shall include all contiguous properties of the developer.

If a revision of the proposed subdivision is found necessary, the Preliminary Plats shall be revised accordingly to keep the files of the Planning Board current.

The subdivider shall submit the Preliminary Plat, together with supporting material and all applicable fees, to the Planning Board.

A submission that does not include all of the required materials may not be accepted for review. All incomplete submissions may be returned to the applicant. Nothing shall preclude the Planning Board from requiring digital submission of application information.

A submission must be made at least thirty (30) days prior to a public hearing. The Planning Board shall advertise and hold a public hearing whose notice shall be subject to the provisions of Town Code Chapter 68-32 in accordance with Town Law requirements, after the receipt of complete application.

Following the public hearing the Planning Board shall approve, approve with modifications or disapprove the Preliminary Plat in accordance with Town Law.

A Preliminary Plat shall not be considered complete until its accompanying environmental review has been completed in accordance with the provisions of the State Environmental Quality Review Act (SEQRA). Completion of the SEQRA review process for the purposes of accepting a preliminary plat shall occur once one of the following documents has been filed:

- A Negative Declaration, or Conditioned Negative Declaration
- A Notice of Completion of the Draft Environmental Impact Statement (DEIS)

The time period for review of a Preliminary Plat shall begin upon filing of such Negative Declaration or such Notice of Completion.

1.2 Required Data

The submission of a Preliminary Plat shall be prepared to the satisfaction of the Planning Board, or its designee. All requisite forms are available at the Planning Department. Complete submissions shall consist of the following data, at a minimum:

- a. Application for Subdivision approval, completed and notarized. All involved property owners must sign the application for it to be deemed complete.
- b. The Preliminary Plat in sufficient quantity to allow the Planning Board to make all applicable referrals. A minimum of three (3) plans are required but additional copies may be required as deemed necessary by the Planning Board.
- c. Preliminary drainage designs and street profiles. Four (4) copies.
- d. Fees as determined by the Commissioner of the Department of Planning and Development.

- e. Determination of review by the County of Suffolk. The applicant shall indicate whether or not the proposed subdivision is subject to review by the Suffolk County Planning Commission in accordance with the Suffolk County Charter.
- f. Valid Certificate(s) of Occupancy or Certificate of Compliance for any structures and/or uses on the subject property(s).
- g. Disclosure affidavit indicating those with an interest in the application, completed and notarized.
- h. Disclosure affidavit indicating the results of a violation search conducted by the Town of Islip Department of Code Enforcement. If said violation search shows that the subject property(s) are free from any violation of Town ordinances, a disclosure affidavit stating the same shall be necessary.
- i. Copy of the current deed(s) for the subject property(s).
- j. Affidavit of status for any prior Town of Islip imposed deed covenants and/or special conditions on the subject property(s).
- k. Completed Short Environmental Assessment Form, Full Environmental Assessment Form, or Draft Environmental Impact Statement as required under SEQRA.
- l. Any additional information as determined by the Planning Board, or its designee.

NOTE TO APPLICANTS:

The Completeness and accuracy of any submitted information and/or forms is the sole responsibility of the applicant.

1.3 Mapping Requirements.

The map for a preliminary plat shall be completed by a licensed professional and shall include the following minimum requirements:

- a. Property dimensions
- b. Topographic survey contours
- c. Special site conditions (easements, power lines, utilities)

- d. Existing and proposed structures, if any
- e. Surrounding uses and zones
- f. Any existing environmental conditions (wetlands, buffer zones, underwater land, beaches, flood zones)
- g. Adjacent Tax Map numbers and ownership pattern
- h. Proposed drainage method
- i. Proposed road locations, plot layout
- j. Setbacks of all proposed structures
- k. Gross Floor Area and Floor Area Ratio calculations pursuant to Town Code.
- l. Title block identifying the preparer, subdivider and owner of the property being subdivided.
- m. North arrow and scale bar
- n. Any additional information as deemed necessary by the Town Engineer

1.4 Expiration of Preliminary Approval

Approval of the major subdivision shall expire within one (1) year of the Planning Board decision unless performance bonds are posted and a mitigation fee is submitted. No extensions or renewals are permitted.

2. Final Plat for Major Subdivisions

2.1 Procedure

The Final Plat and supporting material for the proposed subdivision constitute the complete submission of the subdivision proposal. The Final Plat will also include the recommendations resulting from Planning Board review of the Preliminary Plat and minutes of the public hearing held thereon, as well as a review of the detailed layout drawings for the public improvements. After Final Plat approval by the Planning Board, this complete submission becomes the basis for the construction of the subdivision. In order to have legal status the Final Plat must be recorded at the Office of the County Clerk and the Office of the Town Clerk. If the Final Plat will be filed with the County Clerk in more than one (1) section, the approved Final Plat of the entire subdivision must be filed with the Town Clerk.

The subdivider shall submit the Final Plat together with supporting material to the Department of Planning and Development.

The Planning Board, or its designee will advise the subdivider of required public improvements, park dedication provisions and bond amounts.

The subdivider must post performance and/or cash bonds to guarantee the installation of the required improvements which may be bonded pursuant to the complete satisfaction of the Town Engineer.

The Planning Board may approve, approve with modification or disapprove the Final Plat. In accordance with all provisions of Town Law, as amended, the Planning Board shall hold a public hearing on the Final Plat if the Planning Board deems it not to be in substantial agreement with the approved Preliminary Plat and may require further review under the provisions of SEQRA. The Planning Board, in its sole discretion, may waive the requirement for a public hearing if it deems the Final Plan to be in substantial agreement with the approved Preliminary Plat and a public hearing is not otherwise required by SEQRA.

After the Chairman of the Planning Board has signed the Final Plat, the subdivider shall file the Final Plat in the Office of the County Clerk and the Office of the Town Clerk. The Final Plat shall not have legal status until it has been properly recorded in the Office of the County Clerk and the Office of the Town Clerk as required by the above and in accordance with Town Law.

2.2 Required Data

The Final Plat shall be an accurate survey of the properties resulting from the subdivision. Any proposed plat within 1000' of a public or private waste management facilities or airports shall be so noted on the Final Plat naming the facility and indicating the distance thereto, based on the records of the Town Assessor. Each deed written for plots within the proposed plat shall also state the name of such facility and distance thereto. The submission of the Final Plat shall conform with the requirements associated with [Appendix B](#).

2.3 Expiration of Final Approval

The signature of the Chairman of the Planning Board constituting approval of the Major Subdivision shall expire one year after the date of such signature unless, within such time, the Plat has been properly recorded at the Office of the County Clerk or duly recorded at the Office of the Town Assessor in accordance with all applicable state laws. The applicant is entitled to request up to two (2) additional ninety (90) day extensions subject to approval by the Planning Board.

E. MINOR SUBDIVISION REVIEW

1. Applicability

- 1.1 The minor subdivision application, survey map and supporting materials constitute the complete submission for the Minor Subdivision of land. Approval of said application shall include the recommendations of the Planning Board or its designee as well as the details of any required public improvements. This complete submission forms the basis for the issuance of building permits subject to any conditions called for by such approval. To have legal status, the Minor Subdivision application, accompanying survey, Planning Board approval and supporting materials must be filed with the Department of Planning and Development.
- 1.2 A subdivision of land may be reviewed by the Planning Board or its designee under the Minor Subdivision review procedures provided in these regulations if the proposed subdivision meets all of the required criteria:
 - a. The subdivision involves a maximum of five (5) lots.
 - b. The subdivision does not involve the opening of a new or previously mapped right-of-way or cul-de-sac.
 - c. The subdivision does not adversely affect the development of the remainder of the parcel or adjoining property.
 - d. The subdivision is not in conflict with the Comprehensive Plan or Zoning Ordinance except to the extent of minor area variances which may be granted by the Board of Appeals of the Town of Islip.
 - e. The subdivision complies with environmental regulations of the Town, County and State including the Wetlands Management Area Overlay District.
- 1.3 Minor subdivision improvements may be guaranteed by means other than the bonds mentioned above at the discretion of the Department of Planning and Development.

2. Procedure

The applicant shall submit the Minor Subdivision application together with supporting materials to the Department of Planning and Development. All incomplete submissions will be returned to the applicant.

The Planning Board or its designee shall approve, approve with modifications or disapprove the Minor Subdivision.

If any variances are required from the Zoning Board of Appeals, a Zoning Board of Appeals decision will be necessary prior to the final approval of the Minor Subdivision. Preliminary recommendations shall be forwarded by the Planning Board or its designee for inclusion in the Zoning Board of Appeals public hearing record.

Prior to the issuance of a building permit, the applicant shall submit proof that all required bonds are in place and/or deed covenant and restrictions have been recorded with the Office of the County Clerk to insure that all conditions of the Planning Board approval will be complied with. All minor subdivision restrictions and conditions are to be filed on each individual lot's deed at the Office of the County Clerk. All subsequent property owners are responsible to comply with all restrictions and conditions.

3. Required Data

3.1 The submission of a Minor Subdivision Plat shall be prepared to the satisfaction of the Planning Board, or its designee and shall consist of the following data:

- a. Application for Subdivision approval, completed and notarized. All involved property owners must sign the application for it to be deemed complete.
- b. Six (6) copies of the proposed subdivision layout. The Minor Plat in sufficient quantity to allow the Planning Board to make all applicable referrals. A minimum of four (4) plans are required but additional copies may be required as deemed necessary by the Planning Board.
- c. Preliminary drainage designs and street profiles. Four (4) copies.
- d. Fees as determined by the Commissioner of the Department of Planning and Development.

- e. Determination of review by the County of Suffolk. The subdivider shall indicate whether or not the proposed subdivision is subject to review by the Suffolk County Planning Commission in accordance with the Suffolk County Charter.
- f. Valid Certificate(s) of Occupancy or Certificate of Compliance for any structures and/or uses on the subject property(s).
- g. Disclosure affidavit indicating those with interest in the application, completed and notarized.
- h. Disclosure affidavit indicating the results of a violation search conducted by the Town of Islip Department of Code Enforcement. If said violation search shows that the subject property(s) are free from any violation of Town ordinances, a disclosure affidavit stating the same shall be necessary.
- i. Copy of the current deed(s) for the subject property(s).
- j. Affidavit of status for any prior Town of Islip imposed deed covenants and/or special conditions on the subject property(s).
- k. Completed Short Environmental Assessment Form, Full Environmental Assessment Form, or Draft Environmental Impact Statement as required under SEQRA.
- l. Additional information as determined by the Planning Board, or its designee.

NOTE TO APPLICANTS:

The Completeness and accuracy of any submitted information and/or forms is the sole responsibility of the applicant.

3.2 Mapping Requirements.

The map for a minor subdivision shall be completed by a licensed professional and shall include the following minimum requirements:

- a. Property dimensions
- b. Topographic survey contours
- c. Special site conditions (easements, power lines, utilities)
- d. Existing and proposed structures, if any.
- e. Surrounding uses and zones
- f. Any existing environmental conditions (wetlands, buffer zones, underwater land, beaches, flood zones)
- g. Adjacent Tax Map numbers and ownership pattern
- h. Proposed drainage method
- i. Proposed road locations, plot layout
- j. Setbacks of all proposed structures
- k. Gross Floor Area and Floor Area Ratio calculations pursuant to Town Code.
- l. Title block identifying the preparer, subdivider and owner of the property being subdivided.
- m. North arrow and scale bar
- n. Any additional information as deemed necessary by the Town Engineer

4. **Expiration of Approval**

The signature of the duly authorized Planning Board officer constituting approval of the Minor Subdivision shall expire one year after the approval date unless a building permit is secured, and separate deeds are recorded for all affected properties.

F. CLUSTER SUBDIVISION REVIEW (PLANNED RESIDENTIAL DEVELOPMENT)

1. Purpose

"Cluster development" refers to the modification of the applicable zoning ordinance or local law to provide an alternative permitted method of development to allow all of the development which could occur on a particular parcel of land to be developed on a portion of said parcel. In no case shall the number of building plots or dwelling units exceed the number which could be permitted, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the applicable zoning ordinance or local law.

The purpose of a cluster designation shall be to enable and encourage flexibility of design and development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economical use of streets and utilities, and to preserve the natural and scenic qualities of open lands. There shall be a measurable qualitative or quantitative public benefit associated with any cluster development as determined by the Town Board or its designee.

2. Authority

Under the clustering provision the Town Board may, upon recommendation of the Planning Board, in its discretion, permit deviation from applicable minimum area, side and rear yard, depth and frontage requirements. Deviation from overall density requirements or from other applicable statutory and zoning ordinance standards including use restrictions shall be prohibited.

The Town Board, at its discretion, shall be empowered to designate housing types within the cluster design including detached, semi-detached, attached or multi-story structures. The Town Board shall also be empowered to authorize areas within which structures may be located, the height and spacing of buildings, open spaces and their landscaping, improvement of public spaces, off-street open and enclosed parking spaces, driveways and other features.

3. **Applicability**

- 3.1 A cluster development shall only be permitted with the review and approval of the Town Board of the Town of Islip after due public hearing. In addition, the Town Board upon recommendation of the Planning Board may mandate a cluster subdivision design.
- 3.2 A cluster design may be mandated by the Town Board in accordance with § 278 of Town Law where, in its discretion, it would benefit the Town or in accordance with the following criteria:
 - a. To preserve open space. This shall include but is not limited to the preservation of the natural and scenic qualities of open land and viewsheds, the preservation of natural resources, the preservation of contiguous habitats, the preservation of environmentally sensitive land such as wetlands and steep slopes and the preservation of historic structures, sites and farmland.
 - b. To promote economy, flexibility and scenic beauty. Specifically, to allow more efficient use of land containing unusual features, for facilitating economical provision for streets and utilities, as well as for preserving the natural and scenic qualities of open lands.
 - c. Where in the judgement of the Town Board clustering will advance the planning, preservation and environmental goals of the Town.
 - d. To preserve historic structures as consistent with Volume 9 of the Town of Islip Comprehensive Plan
 - e. To allow for a design that is better or safer with regard to vehicular and pedestrian traffic (i.e. eliminating a curb cut on a major roadway when it would normally be allowed as of right).
- 3.3 A cluster designation shall be applicable in all zoning districts.

- 3.4 The number of lots or dwelling units may in no case exceed the number which could be permitted, in the Town Board's judgement, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning ordinance. Yield shall be determined through the development of a standard subdivision plan which shall be submitted by the subdivider to the Planning Board. The subdivider shall be required to advance the standard subdivision design to the point of approval of the Preliminary Plat in order to determine yield. The proposed standard subdivision plat must meet all zoning, drainage code and open space provisions to the satisfaction of the Planning Board as well as addressing topographic and other practical considerations (i.e. the plan must be buildable).
- 3.5 The Town Board may reject a request for a cluster subdivision if it is determined that it does not conform to any one or more of the following:
- a. The yield for the cluster design exceeds the maximum yield attainable under a standard subdivision design.
 - b. The arrangement of buildings is not environmentally sound in reference to the protection of environmentally sensitive areas, the protection of groundwater or surface water features or other unique site features.
 - c. The provision of open space is insufficiently beneficial to potential residents of the subdivision or to the public at large; or inadequate legal provisions exist in order to insure the long-term protection of the open space arrangement.
 - d. The arrangement of building lots is insufficient in terms of setbacks or buffers with respect to surrounding land uses or nature and character of the area.
 - e. The proposed cluster design is otherwise inconsistent with any provision of the Islip Town Code, these regulations or Town Law as it applies to clustering.

4. Procedure

- 4.1 If a cluster subdivision is requested by the applicant or mandated by the Town Board, the applicant shall submit a cluster design plan and standard subdivision yield plan together with supporting material, subdivision application and application fee to the Department of Planning and Development.
- 4.2 The Town Board or its designee shall review the cluster design plan and standard subdivision plan and issue a written determination either approving, approving with modification or denying the request for cluster authorization.
- 4.3 In the event the cluster design is authorized by the Town Board or its designee, the applicant will be required to advance the standard subdivision plan to the point of Preliminary Plat approval in order to determine the maximum permitted yield under the cluster design. Yield under the standard subdivision plan shall be based upon complete conformance with all applicable Federal, State, County and Town of Islip standards. When a road opening is involved, a minimum right-of-way of fifty (50) feet, a cul-de-sac with a minimum radius of sixty (60) feet, and all other standard design parameters shall be required when determining yield.
- 4.4 Article XLIV of the Town Code shall apply in determining yield when parcel(s) are partially or entirely within the WMAAA district, or if wetlands are located within one hundred (100) feet of the parcel(s).
- 4.5 The Town Clerk will schedule a public hearing before the Town Board in order to consider Preliminary Plat approval and cluster authorization. A submission must be made at least thirty (30) days prior to a meeting date. The Town Board shall advertise and hold a public hearing whose notice shall be in accordance with Town Law requirements, after the receipt of complete application.
- 4.6 Following the public hearing, the Town Board may recommend approval, approval with modification or denial of the Preliminary Plat and cluster authorization.
- 4.7 The subdivider shall submit a Final Plat of the cluster design to the Department of Planning and Development.

- 4.8 The Planning Board, at its discretion, may hold a public hearing in order to consider the Final Plat. The Planning Board will then approve, approve with modifications or disapprove the Final Plat after due public hearing if deemed necessary.

5. Required Data

- 5.1 The subdivider shall be required to submit a standard subdivision yield plan and cluster design together with supporting material, application form and accompanying fees to the Office of the Planning Board.
- 5.2 The subdivision plans shall be in accordance with the data requirements associated with a standard subdivision design. In addition, the cluster plan must indicate the housing type (attached, detached, semi-attached or multi-story) along with the treatment and ownership of the all open space areas to be provided.

6. Expiration of Approval

Approval of the Cluster Design shall expire within one (1) year of the Town Board decision unless performance and/or cash bonds are posted, and a mitigation fee is submitted.

G. ROAD OPENINGS

1. Purpose

The purpose of regulations governing road openings are to insure that all travelways required for access to developed properties meet proper standards for paving, curbing, drainage design, and related issues. The Preliminary Road Opening Plan and supporting material for a proposed road opening constitute the material to be officially submitted to the Planning Board. They show the general design of the road opening and its public improvements including drainage to the extent necessary for the Planning Board to indicate to the applicant whether the proposal is acceptable as a basis for detailed design of the Final Plan. The Preliminary Plan becomes the basis for the preparation of the Final Plan. The Preliminary Plan shall require a public hearing.

2. Procedure

Approval of the Preliminary Road Opening Plan does not constitute an approval of the Final Plan nor is it a valid basis for the construction of site improvements or other commitments which depend upon its design characteristics.

The Preliminary Plan shall serve as a Key Map to Final Plans subsequently laid out in sections and shall include all contiguous properties of the developer.

If a revision of the proposed road opening is found necessary, the Preliminary Plans shall be revised accordingly to keep the files of the Planning Board current.

The applicant shall submit the Preliminary Plan, together with supporting material and all applicable fees, to the Planning Board.

A submission that does not include all of the required materials may not be accepted for review. All incomplete submissions may be returned to the applicant.

A submission must be made at least thirty (30) days prior to a meeting date, to be heard at a particular meeting. The Planning Board shall advertise and hold a public hearing whose notice shall be subject to the provisions of Town Code Chapter 68-32 in accordance with Town Law requirements, after the receipt of complete application.

Following the public hearing, the Planning Board may approve, approve with modifications or disapprove the Preliminary Plan in accordance with Town Law.

A Preliminary Plan shall not be considered complete until its accompanying environmental review has been completed in accordance with the provisions of the State Environmental Quality Review Act (SEQRA). Completion of the SEQRA review process for the purposes of accepting a preliminary plan shall occur once one of the following documents has been filed:

- A Negative Declaration, or Conditioned Negative Declaration
- A Notice of Completion of the Draft Environmental Impact Statement (DEIS)

The time period for review of a Preliminary Plan shall begin upon filing of such Negative Declaration or such Notice of Completion.

3. Required Data

The submission of a Road Opening Plan shall be prepared to the satisfaction of the Planning Board, or its designee and shall consist of the following data:

- 3.1 Application for road opening approval.
- 3.2 The Preliminary Plan in sufficient quantity to allow the Planning Board to make all applicable referrals. A minimum of four (4) plans are required but additional copies may be required as deemed necessary by the Office of the Planning Board.
- 3.3 Preliminary drainage designs and street profiles. Four (4) copies.
- 3.4 Fees as determined by the Commissioner of the Department of Planning and Development.
- 3.5 Determination of review by the County of Suffolk. The applicant shall indicate whether or not the proposed road opening is subject to review by the Suffolk County Planning Commission in accordance with the Suffolk County Charter.
- 3.6 Valid Certificate(s) of Occupancy for any structures and/or uses on the subject property(s).

- 3.7 Disclosure affidavit indicating those with an interest in the application, completed and notarized.
- 3.8 Disclosure affidavit indicating the results of a violation search conducted by the Town of Islip Department of Code Enforcement. If said violation search shows that the subject property(s) are free from any violation of Town ordinances, a disclosure affidavit stating the same shall be necessary.
- 3.9 Copy of the current deed(s) for the subject property(s)
- 3.10 Affidavit of status for any prior deed covenants and/or imposed conditions on the subject property(s).
- 3.11 Completed Short Environmental Assessment Form, Full Environmental Assessment Form, or Draft Environmental Impact Statement as required under SEQR.
- 3.12 Additional information as determined by the Planning Board, its designee, the Division of Engineering, or the Department of Public Works.
- 3.13 The preliminary map shall be prepared by a licensed land surveyor or engineer and shall show the information noted in [Appendix B](#).

NOTE TO APPLICANTS:

The Completeness and accuracy of any submitted information and/or forms is the sole responsibility of the applicant.

5. Expiration of Approval

Approval of the road opening shall expire within one (1) year of the Planning Board decision unless all of the following steps are completed:

- performance and/or cash bonds are posted
- mitigation fee is submitted
- the approved right-of-way has been included on the official map

IV. SITE PLAN ADMINISTRATION

A. DESIGNATION OF PLANNING BOARD/COMMISSIONER OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

1. The Town Board, in accordance with all provisions of State law, including but not limited to, Section 274-a, hereby authorizes the Planning Board to approve, approve with modifications or deny site plans prepared to specifications contained within these regulations.
2. On behalf of the Planning Board, the Commissioner of the Department of Planning and Development is hereby authorized to approve, approve with modifications or deny site plans prepared to specifications contained within these regulations. The authority of the Commissioner shall be limited to those site plans which meet or exceed the minimum requirements of the Islip Town Code including these regulations. Except as may otherwise be provided herein, relaxations and variances shall be subject to further review of the Planning Board or Board of Appeals as necessary.
3. The Commissioner of the Department of Planning and Development, on behalf of the Planning Board, shall also be responsible for the orderly and expeditious processing of site plan applications. The Commissioner and the Town Engineer shall be responsible for the review of site plans and shall determine the adequacy of the plans and the need for modifications, relaxations or waivers of site plan requirements in accordance with these regulations, the Town Code, the Comprehensive Plan, other applicable provisions of State Law and general engineering and planning practices.

B. JURISDICTION

Pursuant to Town Law Section 274-a, approval of site plans by the Planning Board or its designee is hereby required as a condition for the issuance of a permit.

1. Full site plan review shall be required for all uses other than single family homes, two-family homes, and attached housing where subdivision is required. Site plan review shall be required in connection with all new construction, when a building is expanded or altered to increase the gross floor area of the building or the use is changed unless otherwise required by the Planning Board or its designee. A modified site plan review maybe required on any parcel or use within the Town of Islip at the discretion of the Town Engineer.
2. The elements for which site plans may be reviewed include but are not limited to the following:
 - parking
 - means of ingress/egress
 - screening
 - signage
 - landscaping
 - drainage buffers
 - architectural features
 - location and dimension of buildings
 - adjacent land uses
 - topography and physical features meant to protect adjacent land uses

Additional elements may be reviewed as deemed necessary to assure adequate review of site plans in accordance with the provisions of Article XXXI of the Town of Islip Town Code and any related concerns, conditions or such other elements as may reasonably be related to the health, safety and general welfare of the community.

3. Where it has been determined that site plan review is required, a building permit may not be issued until such time as a site plan has also been reviewed and preliminarily approved.

4. The Planning Board and/or Commissioner of the Department of Planning and Development shall have authority to impose reasonable conditions directly related to an approved site plan and any work resulting from it.
5. The Planning Board and/or Commissioner of the Department of Planning and Development may require site plan approval for uses excluded in part (1) of this section if it is determined that an environmental, drainage or land use impact will result from the permit application activity.

C. PROCEDURE

1. Purpose

The purpose of this Article is to establish the procedure for Planning Board and its designee to review and action on applications for site plan approval. The procedure is intended to insure the highest quality design standards and to provide orderly and expeditious processing of such applications.

2. Application

2.1 Assignment

Applications for site plan review shall be submitted to the Department of Planning and Development.

2.2 Content

An application for site plan review shall include the items specified in Appendix B of these regulations.

2.3 Complete Application

All applications shall be complete for purposes of commencing the review when so certified by the Department of Planning and Development. Incomplete applications may not be accepted for review.

3. Expiration of Site Plan Approval

Site plan approval shall expire three (3) years from the date of approval of the Town Engineer unless a valid building permit has been obtained in connection with same.

D. WAIVER AND RELAXATION

1. Waiver of Site Plan Requirements

As described herein, the Planning Board or its designee in accordance with this section may waive the requirement for site plan approval under the following circumstances:

- 1.1 The increase in the gross floor area of the use is less than two hundred (200) square feet or;
- 1.2 The change in use or occupancy of the parcel does not result in a parking, setback, landscaping or other relaxation and does not, in the determination of the Commissioner, increase the intensity of the use of the property or result in a modification to traffic patterns or;
- 1.3 The Planning Board issues a finding that the waiver will not adversely effect existing drainage, topography, traffic circulation, the relationship of buildings to each other, intensity of land use, landscaping, buffers, lighting, and other considerations of site plan approval, and that existing conditions do not require additional or improved site improvements. The finding by the Planning Board must also include a discussion of the prior or current use of the site, the proposed use and its negligible impact.

2. Relaxations to Site Plan Requirements

- 2.1 The Planning Board, when acting upon applications for site plan approval, shall have the power to grant such relaxations from the requirements of site plan approval as may be reasonable and within the general purpose and intent of these regulations as well as the provisions of Town Law and other applicable provisions of State Law.

2.2 The Commissioner of the Department of Planning and Development shall have the power to grant the following relaxations from the requirements of site plan approval as may be reasonable and within the general purpose and intent of these regulations, applicable provisions of Town Law and other applicable provisions of State law.

- a. A temporary waiver for up to twenty five (25) percent of the required parking, provided a deed covenant and restriction regarding the waiver is properly recorded with the Office of the County Clerk in which the applicant/owner agrees to install additional parking as may be deemed necessary at any time in the future pursuant to the direction of the Commissioner of the Department of Planning and Development and the Town Engineer. Additional parking shall be installed at the sole cost of the applicant/owner within sixty (60) days notice.
- b. Modifications to the landscape requirements pursuant to all provisions of these regulations. In instances where the modification of the requirement for landscaping in connection with a particular application exceeds ten percent (10 %), the decision to grant the waiver shall be at the sole discretion of the Planning Board.
- c. Modification or waiver of the requirement for sidewalks or curbs along street frontages subject to the provision of a mitigation fee in lieu of the improvement. This shall not include drainage requirements. In instances where the waiver of the requirement for curbs or sidewalks in connection with a particular application exceeds 100 feet, the decision to grant the waiver shall be at the sole discretion of the Planning Board.
- d. Modification or waiver of the requirement for on-site dumpsters and modification of the requirement for landscaping and/or fencing in connection with dumpster enclosures.

3. Modifications to Site Plan Requirements

- 3.1 The Board of Appeals, when acting upon applications for variances under their jurisdiction in connection with the review and approval of a site plan shall have the authority to consider any variances as may be required. The waiver of site plan improvement requirements shall only be permitted after the review and determination of the Planning Board.
- 3.2 The Planning Board shall have authority to issue modifications in connection with these regulations as provided Town Law.

V. LAND CLEARING

A. Pursuant to the authority granted to the Town of Islip by Article 5, Section 96-b of the General Municipal Law, a land clearing permit must be obtained from the Department of Planning and Development before clearing an area exceeding two hundred (200) square feet, or removing any tree larger than ten (10) inches in caliper¹, unless one of the following exceptions applies:

1. Removal of trees and ground cover in emergency situations as established by the Commissioner of the Department of Planning and Development involving immediate danger to life or property or preventing substantial fire hazards
2. Removal of diseased, dead or dying tree(s) upon written verification by a licensed arborist, landscape architect, landscape contractor or governmental authority which states that removal of the tree(s) is essential for specified safety concerns.
3. Removal of trees and ground cover necessary for routine maintenance and improvements undertaken by the Town of Islip, its contractors, other municipal entities, or utility service providers (i.e. Suffolk County Water Authority, Long Island Power Authority).
4. The subject parcel has obtained a building permit or site plan approval. In these cases, issuance of a building permit or approved site plan shall constitute a land clearing permit.

As a general rule, the clearing of land shall not cause erosion, stormwater runoff, or detrimental drainage situations on or adjacent to the subject property. Land clearing is generally prohibited on parcels for which no principal use is proposed.

¹See definition in Section II of this document.

B. A land clearing permit may be issued upon completing and submitting an application and fee prescribed by the Commissioner of the Department of Planning and Development. Information required for the application to be considered complete includes, but is not limited to:

1. A survey map, or scaled drawing clearly indicating all areas to be cleared and identifying all existing trees greater than ten (10) inches in caliper or as directed by the Commissioner of the Department of Planning and Development.
2. A Certificate of Occupancy or a statement of use of existing structures on the subject property.
3. The proposed use of the property subsequent to land clearing.
4. A description of the proposed work to be done and destination of cleared material.
5. The size, location, and zoning of the property.
6. Disclosure of any property covenants, deed restrictions or special permit conditions which would affect or prohibit the development and clearing of the property.

The omission of any of the required information listed above, or any additional information as requested by the Commissioner of the Department of Planning and Development, shall be considered grounds for the rejection of the application.

- C.** The Commissioner of the Department of Planning and Development may approve, approve with conditions or deny a permit to clear land.
- D.** As per Article XXXI of the Islip Town Code, in the event that a building permit or site plan approval is filed with the Town of Islip, then land clearing shall be prohibited until such building permit or site plan approval has been issued. For applications involving both a site plan and a building permit review, no land clearing may occur until the issuance of the requested final building permit.
- E.** Each permit shall be valid for 90 days after date of issuance. Upon payment of the proper fees, a permit may be renewed, but not more than one renewal may be granted.
- F.** Once obtained, a copy of the permit shall be posted on site and carried on each truck, wagon or conveyance transporting felled trees or brush.

- G.** Nothing herein permits the regrading or placement of fill on any property within the Town of Islip. Any regrading or placement of fill shall be subject to site plan review as directed by the Town Engineer.
- H.** Upon the Planning Board's determination or after determination of any court of competent jurisdiction that land has been cleared in violation of this section or in violation of a condition of a permit issued pursuant hereto, the Commissioner of Planning and Development shall notify the owner of record of such land, by registered mail sent to the address shown on the current assessment roll, to replant or otherwise restore such land to the condition in which it existed prior to clearing.

If such land is not replanted or otherwise restored within thirty (30) days from the date of such mailing, the Town of Islip may replant or otherwise restore such land. The Commissioner of the Town of Islip Department which performs the work shall certify to the Town Board, by affidavit, the cost thereof, after review and determination by the Town Engineer. The Town Board shall by resolution instruct the Town Clerk to publish a public notice that a public hearing will be held for the purpose of considering the addition to the assessment roll of the land involved, the costs incurred and that at the public hearing the Town Board will hear and consider any objections which may be made to such roll. The publication of such notice shall not be less than ten (10) days prior to the scheduled hearing. The Town Board, after public hearing, may then cause such costs to become a lien and may direct the Town Assessor to place it on the assessment roll.

The foregoing is in addition to any other penalty available for violation of this regulation, including those described in Article XXXI of the Islip Town Code.

VI. DESIGN SUBMISSION AND IMPROVEMENT STANDARDS

A. PURPOSE

These design standards are a guide to development so that the Town of Islip, now and in the future, will be a coordinated, well-planned community with superior provisions for open space, impact mitigation, aesthetically pleasing development and recreational opportunities and services to meet the needs of all of its citizens and goals of the Comprehensive Plan.

B. LAND USE

Proposed land uses shall conform to all applicable portions of the Islip Town Code, any associated studies, the Comprehensive Plan, and these regulations.

C. SITE DESIGN STANDARDS

1. Design of any development shall take into consideration all existing local and regional plans for the surrounding community.

2. Site Analysis

An analysis shall be made of the characteristics of the development site, such as site context, geology and soil, topography, climate, ecology, existing vegetation, water table, drainage, runoff potential, structures, road networks, visual features, other considerations and existing and proposed use of the property.

3. Development of the site shall be based on the site analysis and conformance with all applicable rules and regulations. To the maximum extent practicable, development shall be located to preserve the natural and historic features of the site, to avoid areas of environmental sensitivity, to minimize negative impacts and the alteration of natural features. Proposed plans should generally maximize landscaping provisions and eliminate unnecessary pavement improvements whenever possible.

4. The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization of land, and in accordance with applicable Federal, State, County and Local rules and regulations:

4.1 Unique and/or fragile areas, including freshwater and tidal wetlands,

4.2 Significant trees or stands of trees that are rare to the area or of particular horticultural or landscape value,

- 4.3 Lands in the flood plain,
 - 4.4 Steep slopes as defined herein,
 - 4.5 Habitats of sensitive wildlife as identified on any Federal, State or local lists,
 - 4.6 Historically significant structures and sites as listed on Federal, State, County or local lists and
 - 4.7 Dunes, bluffs, beaches or other lands subject to erosion and storm related damage.
5. The development shall be designed to avoid adversely affecting groundwater recharge, to reduce cut and fill, to avoid unnecessary impervious cover, to prevent flooding, to provide adequate access to lots and sites and to mitigate adverse effects of shadow, dust, noise, odor, traffic, drainage, and utilities on neighboring properties.

D. TRAFFIC CIRCULATION SYSTEM DESIGN

1. The road system shall be designed to permit the safe, efficient and orderly movement of traffic, to meet, but not exceed the needs of the present and future population served, to have a simple and logical pattern, to respect natural features and topography and to present an attractive streetscape.
2. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood, and to discourage, where appropriate, use by through vehicular traffic while permitting necessary reasonable connections.
3. The pedestrian system shall be located as required for safety. Walks shall be placed parallel to the street, with exceptions permitted to preserve natural features or to provide visual interest. Walks may be placed away from the road system, pursuant to review and determination by the Planning Board or its designee.
4. Bikeways may be required if deemed in accordance with the Comprehensive Plan or to provide alternative means of transportation.

E. STREETS

1. Street and highway layout shall be in conformance with the Comprehensive Plan. Street and highway layout shall be designed to be compatible with the nature and character of development in the area and shall be of sufficient width, proper grade and design to facilitate fire protection and anticipated prospective traffic. Street and highway design shall provide a safe and efficient access and circulation system, connecting homes, schools, playgrounds and surrounding activities for both pedestrians and vehicles.
2. Curbing and sidewalks will be required for all new development except as modified herein. Additional pedestrian ways may be required to provide access to points of interest such as schools, parks, shopping areas, cultural amenities, and adjacent communities.
3. Property owners shall be responsible for the improvement of all roadways adjacent to their property. All roadways shall be improved in accordance with these regulations unless otherwise modified by the Planning Board.
4. Streets shall conform to and be classified by the following standards:

<u>STREET TYPE</u>	<u>R/O/W WIDTH</u>	<u>PAVEMENT WIDTH</u>	<u>CURB RADIUS</u>	<u>CURB REQUIRED</u>	<u>SIDEWALK REQUIRED</u>
Industrial/Commercial	60	40	Y	Y	Y
Residential-Major	60	24-34	Y	Y	Y
Residential - Collector	60	24-34	Y	Y	Y
Residential - Minor	50	18-34	PB	PB	PB
Residential - Lane	50	18-24	PB	PB	PB

***Cul-de-sacs shall maintain a minimum radius of sixty (60) feet. Pavement within the right-of-way may be 18-34 feet in width as determined by the Planning Board after review and recommendation of the Division of Traffic Safety.

5. The modification of pavement width, sidewalks and curbing shall be consistent with the aforementioned guidelines based upon the recommendations of the Commissioner of the Department of Planning and Development and the Town Engineer. These regulations shall be applied to insure that new development is consistent with the nature and character of existing development and that adequate improvements are provided to accommodate existing and anticipated needs.

6. A mitigation fee in lieu of improvements may be required in the case of the waiver by the Planning Board of any of the required improvements except drainage. The Planning Board may also mandate the waiver of improvements and the submission of an improvement fee based upon a finding that the waiver is consistent with the nature and character of development in the area. All funds may be directed into the Community Improvement Fund at the discretion of the Comptroller.
7. Cul-de-sacs or other acceptable end-of-road improvement shall be required at the end of dead-end streets. No dead-end street shall exceed 750 feet. No dead-end street shall provide access to more than twenty (20) lots unless specifically modified by the Planning Board.
8. Minor streets and lanes may be designed so that their use for vehicular through traffic will be discouraged.
9. No more than two (2) streets shall intersect or meet at any one (1) point.

10. Streets shall intersect one another at an angle of ninety (90) degrees where practical. On T-type intersections, a minimum offset between street centerlines of 150 feet is required at minor intersections and 300 feet at major intersections. Intersection alignment may be required where appropriate. The maximum grade within 60' of an intersection will be 2%. Stopping sight distance as measured 15' from the edge of pavement shall be maintained in accordance with published AASHTO standards (see Figure E.1) and shall be shown on the plan. Reverse or consecutive horizontal curves will be separated by a minimum tangent section of 100 ft.

Figure E.1

Posted Daytime Speed Limit (mph)	Desirable Sight Distance (feet)	Minimum Sight Distance (feet)
55	725	450-500
50	650	400-475
45	550	325-400
40	475	275-325
35	400	225-250
30	325	200
25	250	150

Source: AASHTO Greenbook 1994 Table III-1

11. Street grades shall not be less than 1%. Wherever possible, grades will not exceed 8% for minor streets or 5% for major and industrial streets.
12. Improvements shall be installed in accordance with Construction Standards contained herein (Appendix C).

F. TRAFFIC IMPACT STUDIES

1. The Institute for Transportation Engineers recommends that a Traffic Impact Study (TIS) be undertaken on any new development that meets or exceeds general threshold standards which consist of one hundred (100) directional trips during the peak hour of the traffic generator or the peak hours of adjacent streets, or seven hundred and fifty (750) trips in an average day. In addition to these thresholds, other mitigating circumstances may necessitate the completion of a TIS, including but not limited to:
 - 1.1 high traffic volume on surrounding roads
 - 1.2 inadequate sight distance at access points
 - 1.3 proximity of proposed access points to pre-existing drives and intersections
 - 1.4 a development that includes a drive-through or outside service operation
 - 1.5 any development that requires a permit from the Town of Islip Department of Public Works, Suffolk County Department of Public Works, or the New York State Department of Transportation.

A TIS or other traffic analysis may be required on any application filed with the Town of Islip at the discretion of the Planning Board.
2. If a TIS is required, the following minimum report standards shall be adhered to:
 - 2.1 All text and gathered data shall also be submitted in digital format according to industry standards. Technical adequacy of submissions shall be determined jointly by the Commissioner of Planning and Development and the Division of Traffic Safety. All submissions shall be made available on CD-ROM and in open source format (i.e. .pdf).
 - 2.2 The general format of the study shall include a table of contents with page numbers, tabbed sections throughout the document, and all Level of Service (LOS) conclusions on the same page(s) for ease of comparison. Any TIS not in the above format may be returned to the applicant for proper formatting prior to review.

3. A sample outline for a TIS can be found in [Appendix B](#).
4. An initial study scope is to be submitted to the Division of Traffic Safety prior to undertaking any requested study.
5. Completion of the analysis is subject to the satisfaction of the Division of Traffic Safety and the Planning Board.
6. A review fee for the TIS or other traffic analysis shall be charged in accordance with Appendix D.

G. PUBLIC IMPROVEMENTS

1. The following public improvements shall be required and bonded pursuant to the direction of the Planning Board:
 - 1.1 Paved streets
 - 1.2 Curbs or gutters
 - 1.3 Sidewalks and other pedestrian connections
 - 1.4 Water mains and fire hydrants
 - 1.5 Sanitary waste disposal pursuant to the direction of the Suffolk County Department of Health Services
 - 1.6 Drainage
 - 1.7 Street signs
 - 1.8 Street lighting
 - 1.9 Street trees
 - 1.10 Striping
 - 1.11 Landscaping elements, street scape elements, berms
 - 1.12 Traffic control devices including, but not limited to, signs, signals, markings and traffic calming devices
 - 1.13 Dumpster enclosures
 - 1.14 Fencing, sound attenuation walls, visual buffers
 - 1.15 Public Transit opportunities and related improvements
2. All public improvements shall be bonded as deemed necessary by the Commissioner of the Department of Planning and Development and completed in accordance with all applicable provisions of the Islip Town Code and these regulations.

3. If required, GPS coordinates shall be submitted to the Department of Planning and Development for all public improvements according to the format outlined in Appendix B prior to bond release. If the applicant is unable to submit the required GPS coordinates, then a fee for their collection shall be charged in accordance with Appendix D.
4. As part of site plan requirements and the issuance of a building permit appurtenant thereto, road frontages must be improved in accordance with Sections 280a and 281 of Town Law. On existing road frontages, improvements will be required in keeping with the present character of the area with respect to sidewalks, curbs and road width. Existing or known drainage problems on rights-of-way abutting sites must be resolved to the satisfaction of the Town Engineer. New road frontages will be improved to Town specifications, unless the character of the area or adjacent land uses warrant relaxations or modifications. All waivers or modifications of road development standards may be considered by the Planning Board.
5. Developer's Responsibility.

Clearing, road or drainage work shall not commence until plans have been approved and bonded and the proper permit has been issued by the Town of Islip. The Town Engineer shall be notified a minimum of twenty-four (24) hours prior to the start of construction. Specific notification is required in accordance with the requirements of the Town Engineer and/or standard practices and procedures. In instances where the Town Engineer is not notified prior to the start of construction, any work done may need to be removed and replaced at the discretion of the engineering inspector to ensure that it adheres to Town of Islip standards. It is the Developer's responsibility to ensure that all other involved agency permits have been secured prior to commencement of any site work.

A sign will be erected and maintained on-site indicating that maintenance and snow removal is the direct responsibility of the Developer.

The Developer is responsible for keeping Town roads, streets and private property free of debris and damage caused by construction operations or by storm water run-off from the development site. Any damage so caused shall be immediately repaired by the Developer at his own expense. If, after due notice by the Town Engineer or Superintendent of Highways, the Developer does not proceed within twenty-four (24) hours to make the necessary repairs or to remove the debris caused by his operations, the Town Engineer is empowered to authorize the necessary corrective measures. All costs associated with these measures shall be paid by the Developer.

However, in any emergency (i.e. extreme weather conditions, snow removal) arising during the construction period of a development where the Developer or his representative is not immediately available to take responsible charge, the Town Engineer or Superintendent of Highways shall take such measures and render such decisions as may be necessary to control the situation. Any resultant costs shall be borne by the Developer at no expense to the Town.

Failure on the part of a Developer to effect completion of his bonded improvements within one year or as otherwise directed by the Planning Board, shall be deemed to be cause for the denial of requests for building permits and/or certificates of occupancy and/or revocation and default of bonds.

Curb and pavement improvements shall weather one (1) winter season prior to bond release(See section I.-G.) Any damaged improvements shall be repaired and/or replaced at the discretion of the Town Engineer and at no expense to the Town of Islip.

It shall be mandatory upon the Developer that the work proceed in accordance with the best construction practice and that all necessary measures be taken for the protection of the public health, safety and welfare. The decision of the Town Engineer shall be final and binding in these matters.

H. DRAINAGE

1. Overall site layout shall be designed to minimize the effect on existing drainage ways and channels, whether permanent or seasonal, to eliminate surface runoff and to prevent damage to surrounding properties.
2. The Developer and subsequent property owner shall be responsible for the solution to all drainage system failures, inadequacies, or lack of containment within the site and along all street frontages bordering the site whether or not they are indicated on the approved drainage plan.
3. Lots shall be laid out so as to provide positive drainage away from all buildings and to preserve natural topography. Individual lot drainage shall be coordinated with the overall drainage system. Drainage swales shall be designed to avoid concentration of storm water from each lot to adjacent lots. When necessary leaders, gutters, dry wells and/or yard drains may be required to avoid concentrations or pocketing of storm water.
4. Storm water recharge basins or other containment shall be required as specified herein and designed in accordance with the construction standards and the following:
 - 4.1 Storage capacity. Eight (8) inch rainfall with coefficient of runoff based on runoff characteristics. Where a positive overflow acceptable to the Town Engineer is available, the storage capacity will be designed for five(5) inch rainfall. No additional yield shall be granted as a result of the ability to utilize an acceptable positive overflow. The maximum yield of a development parcel shall be based upon its storm water runoff being completely stored on-site, among other factors. Where the required volume is less than 4,000 cubic feet based on a two inch rainfall, a recharge basin is not required. In this case, precast leaching basins may be used (maximum depth of 12') which will be designed to store a two inch rainfall. In areas of shallow ground water, drainage interceptors or interlocking drainage chambers may be required.
 - 4.2 There shall be a minimum of two feet between the design depth of any leaching facility and ground water as determined by test holes. Test hole locations, soil conditions, ground elevation, water level and test hole date must be shown on all plans.
 - 4.3 Historical groundwater elevations may be required in sensitive areas at the discretion of the Town Engineer.

- 4.4 Maximum recharge basin storage depth to be fourteen (14) feet. Caps and manholes shall be designed to withstand maximum stress as directed by the Town Engineer.
 - 4.5 Side slopes, berms, planting, fences, curbs and gates shall be designed and installed in accordance with construction standards.
 - 4.6 Perpetual maintenance and upkeep of an onsite drainage system shall be the responsibility of the property owner as directed by the Town Engineer. In cases where the owner is negligent in meeting these responsibilities, the Town will perform any necessary maintenance and upkeep. All costs associated with same shall be assessed to the owners's next tax bill or recouped through other legal and generally acceptable means.
5. Storm water collection
- 5.1 The **storm water collection system** shall be designed in accordance with the Rational Method. Each portion of the storm water drainage system shall be capable of handling the peak flows of runoff as determined by the formula $Q = CiA$ where:
 - Q = Peak runoff quantity in cubic feet per second;
 - C = Runoff coefficient varying with perviousness and other characteristics of the drainage area;
 - i = Average intensity of precipitation in inches per hour during the period of t_c minutes
 - t_c = Time of concentration, is the duration of rainfall in minutes
 - A = Area in acres of the tributary watershed.

5.2 Runoff Coefficients (C)

The runoff coefficient is the portion of the precipitation, expressed as a decimal, that will reach the storm water drainage system. In the following table, runoff coefficients are given, varying with the type of zoning/use of the area and the slope of the area. Interpolate for coefficient C when the slope occurs between flat slopes less than two percent (2%) and steep slopes six percent (6%) or greater. Calculate the average weighted coefficient C to reflect the actual existing.

The determined value of the runoff coefficient should be compared to the value determined from the Runoff Coefficient Graph (Figure H.1), and the maximum coefficient value must be used in the calculation.

Characteristics	Runoff Coefficient (C)	
	Flat Slope (Less than 2%)	Steep Slope (6% or Greater)
Parks, cemeteries, golf courses, lawns, playgrounds or unimproved land	0.20	0.38
“AAA” Residence District on 1 acre or more lot	0.32	0.42
“AA” Residence District 20,000 sq. ft. lot	0.36	0.47
“A” Residence District 11,250 sq. ft. lot	0.47	0.58
“B” Residence District 7,500 sq. ft. lot	0.53	0.64
Multiple Residence/Apartments	0.77	0.84
Office Use	0.80	0.87
Retail Business Use	0.80	0.87
Light Industrial Use	0.82	0.87
Heavy Industrial Use	0.85	0.90
Mobile Home Park District	0.77	0.84
Parking lots (paved), roofs, driveways	1.00	1.00

5.3 Intensity of Precipitation (i) = Rainfall Intensity in In/Hr

To find i, use following precipitation formula:

$$i = \frac{120}{tc + 20}$$

5.4 Time of Concentration t_c = Duration of Rainfall in Minutes

- a. The time of concentration, in minutes, is the estimated time it will take the storm runoff, from the most remote part of the area, to reach the point of the storm drainage system under consideration. This includes the time for water to flow over roofs, through the roof gutters and downspouts, over the ground, turfed areas, streets, through street gutters to the nearest inlet of the drainage system plus the time of flow in the sewer pipes to the point under consideration. The Overland Flow Chart may be used to determine t_c , when applicable. (See pp. VI - 16,17)
- b. Time of concentration, t_c , to an inlet or catch basin may be used as follows for new developments, if the most remote part of the contributing drainage area is less than 300 feet from the inlet or catch basin.
- c. Type of Development, Time of Concentration (t_c)

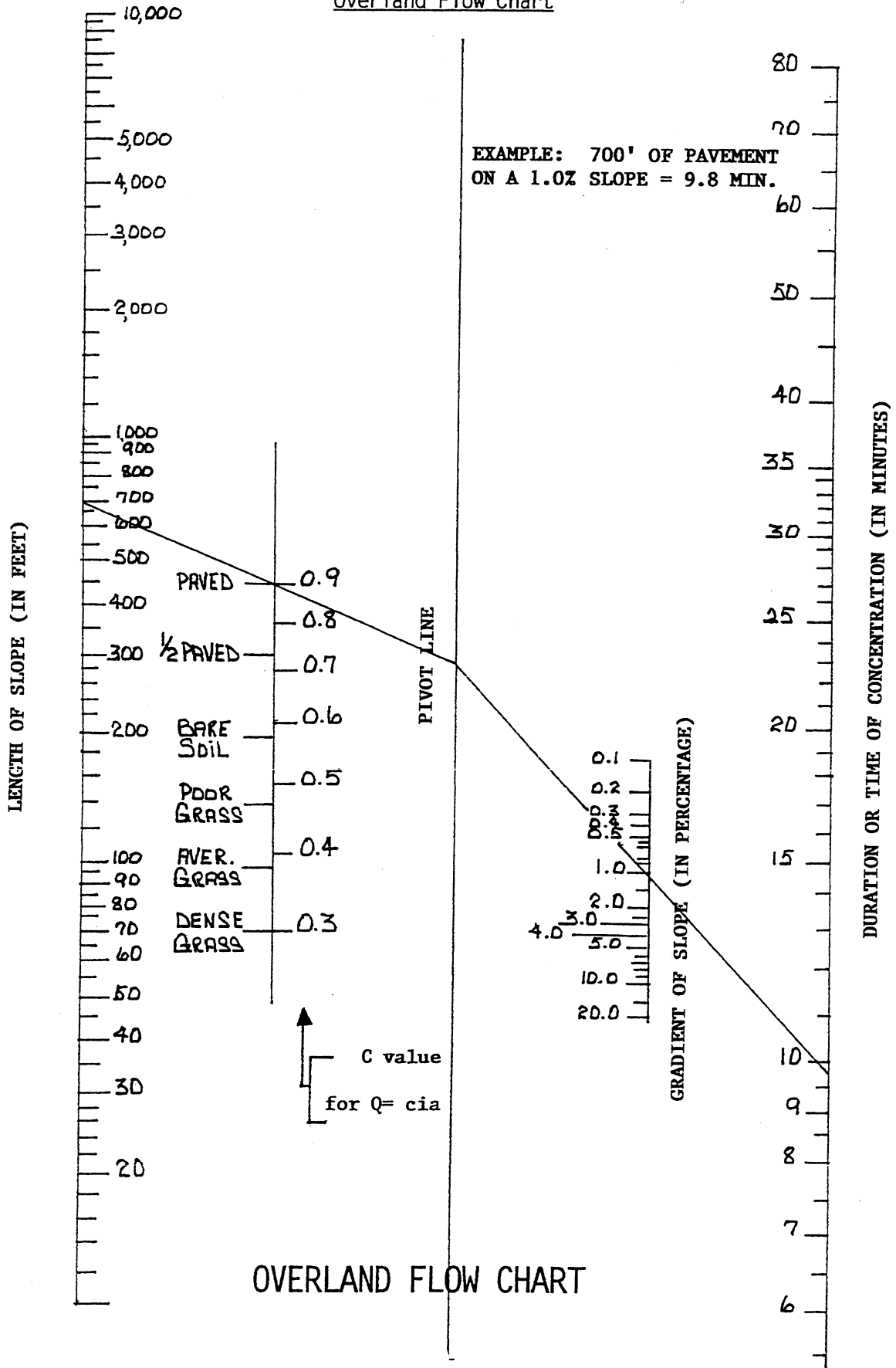
Small commercial, industrial storage, office, retail buildings with parking lots = 5 minutes
Subdivisions, other new developments = 10 minutes

For lengths greater than 300 feet, calculate the time of concentration.
- d. Flow time in sewers may be determined from the hydraulic properties of the sewers, assuming average flow-full velocity at the proposed sewer slopes.

Instructions for use of Overland Flow Chart

1. Locate the value representing the length of the distance between the furthest point of the drainage area and the catch basin (point ①, Length of Slope)
2. Draw a line from point ① through the appropriate runoff factor at point ② to the pivot line, creating point ③.
3. From point ③ on the pivot line, draw a second straight line through the corresponding gradient of slope, creating point ④.
4. Continue the line until it intersects the duration or time of concentration (point ⑤)

Overland Flow Chart



6. Pipe Capacity and Design

Pipe size shall be determined using the following pipe roughness coefficients, and the design procedures indicated below:

6.1 "n" value

- a. For reinforced concrete pipe larger than 21" in diameter or larger = 0.013
- b. For reinforced concrete pipe 18" in diameter or smaller = 0.015
- c. The basic "n" for smooth flow pipe is 0.012. The slightly higher values recommended for sewers are considered to compensate for minor head losses at catch basins, inlets and manholes in a storm sewer system.

6.2 Pipe Design Criteria

- a. The minimum diameter for storm sewer pipe shall be 15 inches, unless modified by the Town Engineer.
- b. Pipes, conduits or ditches shall be designed by the use of the Mannings Formula:

$$V = \frac{1.486}{n} \times R^{2/3} \times S^{1/2}$$

where:

V = Velocity in ft./sec.

R = Hydraulic Radius in ft.

n = Roughness Coefficient (see Section 6.1 above)

S = slope of pipe to be used as hydraulic gradient of pipe flow, except where system will be surcharged when recharge basin is full. Design gradient in this case may be assumed as lowest inlet invert to water surface at eighty percent (80%) storage volume where no overflow is provided. In case of outfall in tidal water, use maximum tide elevation.

- c. Minimum velocity in storm sewer pipe, when flowing full, shall be not less than 3.0 feet per second.
- d. Maximum velocity in storm sewer pipe shall be no greater than 10.0 feet per second.

6.3 Pipe alignment and location

Storm sewer pipe shall be in a straight line between manholes and shall be placed between the center line of the road and curb line.

7. Manholes

Maximum manhole spacing distance shall be two hundred (200) feet.

8. Valley Gutters

Valley gutters will be permitted at T-intersections where they will be parallel to the center line of the through road and shall be installed only after design approval by the Town Engineer. In general, the crown of the intersecting road shall be gradually eliminated starting from a point about thirty (30) feet back from the flow line of the through street. At other than T-intersections, valley gutters will be permitted only when warranted by limited traffic use as approved by the Town Engineer.

9. Gutter Flow

Surface drainage in gutters shall be limited to that flow which will not exceed five (5) inches in depth at the curb based on the individual conditions of road grade, run-off factor, rainfall intensity and tributary area and inlet capacity.

10. Catch Basins

Not more than two (2) catch basins shall be interconnected before being connected to a manhole. All drainage structures under pavement, including overflows, shall have surface access for cleaning.

11. Drainage structures which are located on state or county highway rights-of-way shall be approved by the appropriate highway engineer's office and a letter of approval from that office shall be filed with the Town Planning Board. Where highways are involved, the Planning Board will obtain the approval pursuant to Section 239-k of the General Municipal Law.

12. Natural drainage or alternate systems may be reviewed by the Planning Board or its designee, provided they are engineering feasible and ecologically sound and recommended by the Commissioner of the Department of Planning and Development and the Town Engineer. All maintenance of alternative drainage systems shall be the responsibility of the property owner in perpetuity.

13. Center line street elevations shall be shown on the plan every fifty feet (50') . All minimum and maximum elevations must also be shown.
14. All existing conditions shall be shown on the plan, including but not limited to: drainage structures with invert elevations, rim elevations, underground piping, etc.
15. Any existing system that is being reviewed as part of another application shall be updated to the discretion of the Town Engineer.
16. All drainage shall be contained to the satisfaction of the Town Engineer and Planning Board.
17. All drainage shall be compliant with the EPA National Pollutant discharge Elimination System (NPDES) Stormwater Program Phase II Final Rule.

I. UTILITIES.

1. Water

Prior to final approval by the Planning Board, the Developer will furnish a letter of water availability from the Water Authority or the Water District for the installation of mains and hydrants, unless private water is specifically allowed. Hydrants will be a maximum of five hundred (500) feet from any dwelling subject to approval of the Water Authority. Prior to the issuance of a Certificate of Occupancy the Developer will provide evidence that the mains are connected to the particular site in question. Water supply wells shall be used for irrigation purposes only, unless specifically designed with the intention of providing safe drinking water.

2. Electric, Telephone, and Cable Services

Wires and appurtenances shall be installed underground at the direction of the Town Engineer and in accordance with the Town Construction Specifications, and shall be installed prior to the issuance of any Certificate of Occupancy.

3. Street Lighting

Bonds per [Appendix D](#) will be required prior to approval by the Planning Board. Prior to Release of Bonds, the Division of Traffic Safety shall attest to satisfactory completion. The Developer must install the street lighting as determined by the Division of Traffic Safety.

3.1 Residential Areas

- a. 70 watt High Pressure Sodium post top street luminaires are to be used.
- b. The post tops shall be installed on 20 foot aluminum poles (gray or black color) unless otherwise specified. All poles installed on street will be of same color.
- c. The poles will be spaced approximately 150 feet apart (usually every other property line and installed 1 foot behind curb (normally between the sidewalk and curb). All lighting system equipment shall be installed in the Town right-of-way (ROW).

- d. Direct burial cable will be of correct size for lighting circuit requirements. The minimum size cable will be A.W.G. No. 6 (2 conductor w/ground). Circuits over 500 feet in length will require a large size. Cable shall be three single conductions of type RHW, THW or USE (or equal).
- e. One half inch (1 ½") steel conduit or 1 ½" PVC (Min. Schedule 40) is to be installed under all roads, driveways and sidewalks along the cable run. Conduit shall extend one foot beyond any obstacle ie. A 17 foot wide driveway requires 19 feet of conduit.
- f. A pull box is to be installed no more than 1 foot (1') from an existing LIPA splice box, (does not apply to private roads). A length of cable 2 feet longer than the distance to LIPA connection point shall be supplied on the line side of the fuse.
- g. Circuits are to be designed to make maximum use of utility splice boxes to decrease the effects of outages. For example, if a subdivision street requires eight street lights and there are two utility splice boxes, then four lights should be fed from each box (if possible). This will also decrease the amount of cable and conduit needed for the installation.

3.2 Industrial Areas

Installation requirements are the same as above except as noted below

- a. 150 watt High Pressure Sodium horizontal lighting fixtures are to be used.
- b. 30 foot high aluminum light poles are to be installed on precast concrete foundations.
- c. All fixtures are to be attached to bracket arms supplied with poles.
- d. The minimum size direct burial cable will be A.W.G. No. 6 (2 conductor w/ground) unless otherwise specified.

- e. Poles are to be spaced not more than 300 feet apart and shall be placed at all intersections, at approaches to traffic signals, at curves and other locations deemed necessary.
 - f. On approach to traffic signals, poles are to be spaced at 100 foot intervals for every 10 miles of speed limit, i.e. one light is required within 100 feet for a 10 mile speed limit, two lights required within 200 feet for a 20 mile speed limit, etc.
- 3.3 A separate specification packet regarding street lighting for private roads is available from the Division of Traffic Safety, and should be used in conjunction with these requirements.
- 3.4 The developer is responsible for installing street lighting on new streets.
- a. Prior to the Developer's installing lighting, he will submit a scaled street lighting design layout. This subdivision map shall show parcels, curb cuts, LIPA's electrical facilities and location of the proposed lighting facilities. Catalog cuts for materials used must also be provided.
- NOTE: The developer is responsible for assuring that LIPA's secondary voltage and wiring configuration required to supply the system is available from the utility. Contact LIPA's Lighting and Attachments Division if you have any questions.
- b. After submitting the above the Town will review the design, if approved the Contractor can proceed with the installation.
 - c. Any alteration or modification to these requirements must have prior approval from the Traffic Safety Division.
- 3.5 The installation of lighting is subject to the following inspection procedure:
- a. Phase I: Notify Town of Islip Street Lighting Division 24 hours in advance prior to the installation of underground cable supply.
 - b. Phase II: In writing, after installation of the splice boxes, fuses, poles and luminaires. The Town of Islip Traffic Safety Division will notify LIPA to energize the circuits (does not apply to private roads) if satisfactorily installed. On completion of the Contractor's installation he will submit "as built" street light layout to the Town.

- c. Phase III: After energy is supplied by LIPA, the Town of Islip Traffic Safety Division shall conduct a night time inspection.
- 3.6 Maintenance procedure. The builder shall be responsible to maintain the above named street lights until the roads have been dedicated to the Town of Islip.
- 3.7 Markouts of the street light facilities are to be made by the builder or homeowner's association, until dedication of the subdivision.
- 4. Sanitary Waste Disposal and Water Supply

All appropriate State and County approvals will be required prior to final plat approval by the Planning Board.
- 5. GPS coordinates for all utility features on site, both above and below ground, or appropriate waiver fee shall be submitted to the Town of Islip prior to bond release as per [Appendix B](#).

J. EXTERIOR SITE LIGHTING

1. PURPOSE

The purpose of this section is to ensure that efficient and safe site lighting design is part of all development within the Town of Islip. Minimizing light trespass and glare while providing adequate illumination and security are critical factors that will be balanced as part of all development applications.

2. All exterior site lighting on any property involved in an application shall be designed with full cutoff luminaires, with no light cast above a 90° angle/the horizontal plane, except for the following:

2.1 Flag pole lighting

2.2 Holiday lighting

2.3 Lighting needed for emergency service providers (police, fire, ems)

2.4 Airport runway lighting and other lighting necessary for transportation or navigation

2.5 Radio, communication and navigation towers in accordance with FAA regulations

2.6 Temporary event lighting approved by the Town Clerk

2.7 Lighting for signage purposes as permitted in the Town of Islip Sign Ordinance

2.8 Architectural enhancement lighting as approved by Town of Islip architectural review

2.9 Other exceptions may be made at the discretion of the Town Engineer

3. Adequacy of proposed lighting will be determined in accordance with the following design guidelines:

3.1 Illumination levels shall be consistent with those recommended in the most current IESNA (Illuminating Engineering Society of North America) Recommended Practices.

- 3.2 Site lighting shall be contained on premises. There shall be no illumination of adjoining properties or right of ways from on-site light fixtures. Lighting fixtures should be set back from property lines to the maximum extent practicable.
 - 3.3 Parking lot light poles shall not exceed 20 ft in height unless approved by the Town Engineer. Maximum allowable light pole height shall be proportional to the size of the area to be illuminated in accordance with guidelines established by the Department of Planning and Development.
 - 3.4 Lighting related to signage shall be regulated by the Town of Islip Sign Ordinance, Town Code Article XXIX.
- 4. A photometric plan may be required as part of any development application at the discretion of the Planning Board or its designee. This plan should at a minimum include:
 - 4.1 Description of illuminating devices to be used, including drawings, manufacturers specifications of the fixtures and photometric data.
 - 4.2 The locations and types of all existing and proposed lighting fixtures, including lamp heights and GPS coordinates submitted according to the format described in Appendix B.
 - 4.4 Additional information as determined by the Planning Board or its designee.
- 5. Illustrations showing examples of acceptable and unacceptable lighting fixtures can be found in Appendix C. Other fixture styles may be used only after review and approval of the Town Engineer. Use of any unacceptable fixtures shall be prohibited.
- 6. Existing site lighting will be required to be retrofitted and/or replaced in conformance with this section at the discretion of the Town Engineer.

K. DUMPSTERS

1. All dumpsters shall be screened from view in an appropriate enclosure with plantings pursuant to the direction of the Department of Planning and Department in accordance with Appendix C.
2. The dumpster enclosure should be constructed in accordance with the standard detail shown in [Appendix C](#), and should be a masonry structure that compliments other architectural elements elsewhere on the site.
3. For the purpose of these regulations the dumpster enclosure shall not be considered an accessory structure. Its precise location shall be indicated on the approved site plan.
4. Modification or waiver of these requirements for on-site dumpsters and modification of the requirements for material, landscaping and/or fencing in connection with dumpster enclosures may be made at the discretion of the Commissioner of the Department of Planning and Development or the Town Engineer.

L. OFF-STREET PARKING AND LOADING

1. All development on all sites must accommodate their required parking within the boundaries of the subject property. On-street parking shall be prohibited in all districts except BD (Business District) or DDD (Downtown Development District) unless otherwise recommended by the Planning Board.
2. These requirements do not limit a more restrictive standard if deemed necessary at the sole discretion of the Planning Board or its designee.
3. Parking provisions shall be a required component of the site plan review process whenever a building or use has been erected, altered, expanded, moved or modified.
4. The requirements for a combination use made up of several component uses (i.e. multi-tenant building) shall be determined by establishing the requirement for each component use from the schedule of such requirements and adding them together.
5. When a building in a business or industrial use district is altered or expanded so as to increase the total floor area or when use of such a building is changed to a use which generates a need for more parking spaces than required by the previous use, additional parking shall be provided in accordance with the Table of Minimum Required Parking Spaces, as shown in [Appendix E](#).
6. Parking lots shall be improved and maintained in accordance with Town Code Article XXXI and with [Appendix C](#), including paving, curbing, sidewalks, curb cuts, landscaped islands, striping, drainage, lighting and driveways.
7. Construction design and specifications for off-street parking.

7.1 Size of parking spaces and aisles

Where vehicles park perpendicular or at a right angle to barrier curb, parking spaces shall be nine by nineteen (9 x 19) feet with aisle width of twenty-three (23) feet or ten by nineteen (10 x 19) feet with aisle width of twenty (20) feet. It shall be customary for the provision of two-way aisles with right angle parking. Other parking angles and aisle widths may be provided at the discretion of the Planning Board. Handicap access parking/passenger loading facilities shall be American Disabilities Act (ADA) section 1105-1106 compliant.

- 7.2 Where vehicles park perpendicularly to other vehicles, parking length noted above shall be twenty (20) feet. Other sound design criteria shall be incorporated in all submissions. For example, island returns shall be fifteen (15) feet long and a minimum six (6) feet wide. A minimum three (3) foot overhang shall be provided as needed, traffic circulation with minimal dead end aisles must be demonstrated, and a minimum of twenty (20) feet must be provided between the first stall to the edge of pavement as shown on the plan.
- 7.3 Parallel stalls shall be nine by twenty-three (9 x 23) feet with end stalls being nine by twenty-five (9 x 25) feet.
- 7.4 Interconnection between parking lots and shared parking shall be encouraged and achieved through binding covenants, easements or other arrangements on the properties.
- 7.5 When an applicant determines that the required off-street parking is in excess of the demand generation of the use or building being proposed, the Planning Board may reduce the extent of parking area to be improved. The Planning Board will consider relaxation of parking requirements in the following manner.
 - a. Up to ten percent (10%) relaxation of required parking will be considered by the Planning Board upon the recommendation of the Commissioner of Planning and Development.
 - b. Other relaxations of parking will be considered by the Planning Board in the manner prescribed by law.
- 8. Any site brought for review to the Town of Islip shall conform to ADA requirements as well as all other municipal codes. Existing sites shall come into compliance and/or request a relaxation from the Planning Board. Ability to grant any relaxations shall be in the sole discretion of the Planning Board
- 9. A site in a Business or Industrial district shall utilize the most restrictive parking calculation applicable for the entire building, unless otherwise specified in the Schedule of Parking Regulations.

M. NATURAL AREA AND PARK REQUIREMENTS

Natural areas, playgrounds and parks are vital to a well balanced community, including but not limited to aesthetic and ecological purposes. The purpose of this section is to protect these areas from careless development and to enhance the environmental value and aesthetic by requiring that a portion of any site when developed be set aside for these purposes. The following preservation guidelines shall be applied to all subdivision applications hereinafter reviewed by the Town of Islip Planning Board.

1. Twenty percent (20%) of the site area, exclusive of streets and drainage areas, shall be preserved for natural, buffer, or open space purposes pursuant to the direction of the Planning Board. Wetlands, required buffer areas, steep slopes and other non-buildable areas shall not count toward meeting the natural area requirement, but may be included as additional area within a natural area of the site so long as the area is permanently protected from destruction and degradation. Natural area requirements will not affect overall yield and shall be applied to all subdivisions within any zoning district contained within the Islip Town Code.
2. Five percent (5%) of the site, exclusive of streets and drainage areas, shall be dedicated for park purposes. This park dedication area shall apply to all major subdivisions, road openings and any parcel greater than two (2) acres in size prior to any subdivision. This dedication shall be deducted when determining overall yield. If the Planning Board, after consultation with the Department of Parks and Recreation, determines that a suitable park cannot be provided on-site, then the five percent park area may be added to the above natural area requirement in Item 1.
3. All created lots or units shall be required to contribute a recreation fee at the time of review in accordance with Appendix D of this Regulation. Said fee shall be required to be submitted to the Office of the Planning Board prior to the filing of the Final Plat. This fee may also be adjusted as deemed necessary by the Commissioner of the Department of Planning and Development. The recreation fee shall be deposited to the Department of Parks and Recreation at the direction of the Comptroller and shall be used for the purchase of land for park purposes, to fund planning initiatives, or for the enhancement of existing parks.
4. Natural area and/or park requirements shall be encouraged on-site, and shall only be waived at the discretion of the Planning Board during review of the application. This may involve revegetation of the property, as determined by the Planning Board. If a waiver is granted, then the waiver fee shall be assessed in accordance with Appendix D of this Regulation.
5. It shall be the property owner's responsibility at time of subdivision, and any subsequent and individual property owner's responsibility for the maintenance and upkeep of the natural areas preserved as required in this section. The subdivider will be required to file a deed covenant with the Office of the County Clerk and shall notice all subsequent property owners in the entire subdivision prior to filing of the Final Plat of this responsibility.

N. LOT DEVELOPMENT STANDARDS

1. All lots will be dimensionally in accordance with the Zoning Ordinance.
2. Rear and side lines must be straight with no angle breaks to the point where the minimum lot area requirement is met. Lot line placement shall be reviewed in accordance with best development practices by the Department of Planning and Development.
3. Plots and buildings shall be located to minimize alteration to existing topography while at the same time allowing for usable rear and front yard areas.
4. Driveways shall be oriented to the minor street in the case of corner lots, through lots and lots with more than two (2) road frontages. All driveways will be designed to avoid bottoming of vehicles during ingress and egress. Gradients shall not exceed 8%, and shall be no less than 1%. Vertical curves shall be used to prevent a gradient change of over 5%. House design and locations will accommodate these parameters.
5. Where on-street parking is inadvisable or where the site faces a major street so that backing out from a driveway would be hazardous, a widened on-site driveway and/or turnaround shall be provided pursuant to the direction of the Planning Board.
6. Lots shall be arranged to avoid frontage and access to major streets.
7. Each lot shall have a front yard, rear yard and two (2) side yards. In the case of a corner lot a primary front yard, secondary front yard, rear yard and side yard shall be required. Lots with frontage on three (3) streets shall have two (2) primary front yards, one (1) secondary front yard and one (1) rear yard. The primary front yard shall be considered that yard which adjoins the side of the dwelling with the front door.
8. A minimum setback of four feet (4') shall be maintained between a driveway and a side or rear yard. This provision shall apply to all dwellings built or substantially modified after December 1, 2004.
9. Corner lots must be twenty five percent (25%) larger than interior lots unless otherwise modified by the Planning Board to allow for more restrictive setback requirements.
10. Flag lots shall be prohibited unless it can be demonstrated that a greater number of conforming lots could be developed with the installation of a road and cul de sac in accordance with Town development standards. (See [Section II](#) of these regulations)

11. The Planning Board will have the authority to relax physical road improvements if warranted. Relaxation of physical road improvements shall only be done to preserve natural, historic, scenic and neighborhood character. This relaxation shall not increase the yield of any subdivision.
12. Where the subject property to be subdivided is adjacent to or includes a railroad right-of-way, suitable provisions shall be made for road crossings, screening, noise abatement and freight access in recognition of the relationship between the railroad and the subdivision.

Screen plantings, fencing and/or noise mitigation structures shall be required in such cases pursuant to the direction of the Planning Board or its designee. A minimum fifteen (15) foot landscape buffer consisting of screen plantings and a six (6) foot black vinyl chain link fence shall be provided adjacent to the railroad right of way.

13. The location and orientation of any loading bays or loading docks within the front yard area shall be prohibited unless specifically modified by the Planning Board. Loading areas shall be screened from view. Their distance from existing or potential residential development shall be maximized. Noise and visual buffers shall be required as deemed appropriate by the Department of Planning and Development.
14. The Planning Board reserves the right to mandate cluster design in order to accomplish any of the above referenced goals.

O. PRESERVATION OF NATURAL ENVIRONMENT

The purpose of this section is to provide site design requirements with the intent of preserving significant natural features and environmentally sensitive areas as described herein. The requirements of this section are complimentary and in addition to applicable sections of Town Code Chapters §67 and §68, which regulate wetlands and watercourses.

1. All development shall be designed to cause minimal alteration of the topography, watercourses, drainage patterns, banks and trees.
2. Bulkheading shall only be considered when necessary to protect against erosion based upon a determination by the Planning Board or its designee and in accordance with Chapter 67 of the Islip Town Code.
3. Any construction designs shall preserve, to the maximum extent possible, the natural terrain and natural drainage lines of the plot including, but not limited to, tidal and freshwater wetlands, beaches, dunelands, steep slopes, bluffs, prime agricultural soils, unique vegetation and established habitat, floodplains, watercourses and primary sources of groundwater in accordance with these regulations, the Town of Islip Zoning Ordinance, the Comprehensive Plan and associated updates.
4. All surface waters and wetlands in the Town of Islip are deemed to be important for the overall well-being of its residents and visitors, for wildlife habitat and the perpetuation of indigenous animal and plant species. Therefore, they shall be protected from impacts caused by construction or regrading of perimeter properties, from the influence of induced nitrification caused by fertilization of properties and from any other form of probable degradation which might be caused by adjacent land development and use.

For the purpose of such protection, the Planning Board or its designee may require, as part of its approval of subdivision maps and site plans, the dedication of easements, covenants or buffer areas. Buffer areas or easements shall be dedicated essentially in a natural condition, leaving the area with sufficient ground cover to prevent the lateral movement of silts, fertilizers and runoff. For this purpose, the maximum distance practicable shall be the minimum width considered for such natural or enhanced area buffers as measured from the delineated edge of freshwaters, from the edge of mean high tide or as measured from the upland edge of the wetland boundary as defined by state and local regulations, except that, in the case of all land-water interfaces, lands that are wet or flood-prone areas, these requirements may be deemed necessary in order to protect the public safety or quality of ecological systems.

5. Wetlands and Watercourses will not be disturbed to a minimum of one hundred (100) feet from their officially delineated edge unless otherwise permitted by a regulating authority. A conservation easement and deed covenant will be filed for such areas stating that no clearing, regrading or alteration is allowed without Planning Board approval. Any disturbed or previously developed areas shall be reclaimed and revegetated to their natural state at the direction of the Commissioner of the Department of Planning and Development.
6. A waterways maintenance easement will be required at a minimum width of fifteen (15) feet from the bank of any stream, drainage corridor, natural drainage area or flood way.
7. Wetlands shall not be altered, developed, or used for yield without the necessary Federal, State and Town approval, if required. In no case shall underwater land be used for yield purposes. See Town Code Article XLIV, Wetlands and Watercourse Management Area Overlay District.
8. The natural vegetation and soils of a development site shall not be disturbed prior to final approval by the Planning Board or its designee except for such minimal disturbance as will be needed and approved by said Board relative to survey boundary work, excavation of approved test holes and other acceptable minor site preparation needed for engineering and planning evaluation.
9. The Planning Board may require such erosion and sedimentation control methods as are needed to protect terrain features including, but not limited to, those noted in the Erosion and Sediment Control Technical Handbook prepared by the Suffolk County Soil and Water Conservation District.
10. Subdivision lots having frontage along dunes or coastal bluffs shall have sufficient lot depth so that no dwelling will be placed closer to the landward toe of the dune or coastal bluff than fifty (50) feet as measured from a survey prepared within sixty (60) days of the date of submission of the application.
11. Efforts shall be made to preserve all trees ten (10) inches in caliper or greater and vegetation on a site. All trees greater than 10" in caliper as measured from four (4) feet above grade shall be located on all site plan and subdivision plans.
12. Natural buffer areas may be required by the Planning Board as deemed necessary in order to minimize impacts resulting from new construction, to protect existing and/or future homeowners, to maintain slopes, to enhance aesthetic value, to preserve existing viewsheds, to minimize erosion and to preserve significant natural vegetation areas.

13. The road and plot locations shall be designed to minimize damage to existing trees, hedge rows or vegetation of established quality. The sketch plan and preliminary plan will show the general flora of the site with specific locations shown for established or mature areas. In general all trees, hedge rows and plants of maturity or quality will be specifically located, or located by groupings and identified. Where appropriate, the Planning Board may require a landscaping plan prepared by a design professional.
14. Contour lines of one foot increments are to be shown on the sketch plan, preliminary plan and drainage plan to a distance of fifty(50) feet from the boundaries of the site, unless otherwise specified. Center line street elevations should be shown every fifty(50) feet. All existing conditions, topographic extremes, structures and inverts shall be shown.
15. Pavement relaxations for alternate road materials design near wetlands and/or other sensitive areas will be pursuant to Town Engineer.

P. TOPOGRAPHY

1. Purpose

The maintenance and protection of existing topographical features and in particular steep slopes is essential to the health, safety and welfare of Town of Islip residents. The protection of these areas is necessary to prevent soil erosion, sedimentation, loss of protective vegetation, drainage hazards and flooding. It also allows for the provision of safe building sites, proper access for pedestrians, vehicles and emergency equipment and the protection of wildlife habitat.

2. Minimum Lot Area Requirements

- 2.1 All parcels involved in a subdivision must contain at least the minimum required lot area for the zone in which it is located excluding all land defined as a steep slope under this section.
- 2.2 Each building lot must contain a building envelope, in conformity with all setback requirements, that contains an area twice the area of the building footprint on a proposed map that does not contain any steep slopes.
- 2.3 The lot must otherwise comply in all respects with all portions of the Islip Town Code including these regulations.

3. Grading

- 3.1 It is the policy of the Town of Islip to minimize and avoid at all possible the regrading of sites that results in the cutting or filling of streets or house locations, the clearing and/or stripping of natural ground cover and the destruction of natural topographic features.
- 3.2 Subdivision layouts and site plans shall be designed to maintain existing natural conditions insofar as such designs are consistent with other applicable standards for street and lot grades and drainage set forth in these regulations.
- 3.3 Development lots shall provide minimum yard areas having slopes not steeper than five (5) percent extending twenty five (25) feet in front, twenty five (25) feet in the rear and ten (10) feet to the sides of the proposed building.

- 3.4 Subdivision lots shall provide driveway access from the street to the garage, carport or parking place at a slope not exceeding eight percent (8%) in grade, and no less than one percent (1%) in grade. Vertical curves shall be used to prevent a gradient change of over five percent (5%).
- 3.5 No artificial slope exceeding five percent (5%) in grade or less than one percent (1%) in grade resulting from the regrading of the natural land shall be permitted to encroach on any front, rear or side yard, except as approved by the Planning Board.
- 3.6 No artificial slope steeper than thirty-three and one-third percent (33 1/3%) resulting from this regrading of the natural land shall be permitted at any location.
- 3.7 All regrading areas shall be covered with topsoil to a depth of six (6) inches and seeded according to the specifications set forth in [Appendix C](#) of these regulations, and a performance bond to guarantee the installation of said topsoil and seeding thereof shall be filed by the developer as generally required for public improvements.
- 3.8 Maps submitted as part of every subdivision and/or road opening application shall include detailed description of existing and proposed surface grades. Individual plot plans submitted shall conform to the intent of the approved conceptual grading scheme.
- 3.9 No regrading on any site shall be undertaken without an approved site plan from the Division of Engineering or issued Building Permit.
- 3.10 The Developer shall be required to contain all surface water runoff on the subject site or to the established standard and satisfaction of the Planning Board. If the elevation of the site is filled to the level of or above the adjacent property or properties, appropriate engineering design features shall be required (swales, yard inlets, etc.) to ensure that adjacent properties are not flooded. Reverse flooding of existing properties due to parcel regrading shall also be considered and avoided.

4. Retaining Walls

- 4.1 Placement of walls shall be generally discouraged for all development and redevelopment in the Town of Islip. If no reasonable alternative can be identified, then the following guidelines shall be adhered to when placing walls on any property in any district within the Town of Islip.
- 4.2 Where an application involves the utilization of walls, the minimum review standards and wall setbacks shall be pursuant to Article XXX of the Islip Town Code.
- 4.3 All retaining walls shall be constructed in accordance with sound engineering standards contained herein.
 - a. Where retaining walls are required by reason of plot grading or terrain they shall be designed by a Licensed Engineer and approved by the Town Engineer prior to construction.
 - b. All retaining walls shall be contained on applicant's property within the setbacks stated in the Town Code.
- 4.4 Any existing wall and walls built without permits may be modified to adhere to any of the above restrictions, after review and approval of the Town Engineer.
- 4.5 Fencing and/or railing on top of retaining walls shall be installed pursuant to the Building Code and the direction of the Town Engineer. Said fence or rail shall be open and/or decorative in design if a potential visual impact has been identified during the review of the application.

5. Placement of Fill

- 5.1 Placement of fill shall be generally discouraged for all development and redevelopment in the Town of Islip. If no reasonable alternative can be identified, then the following guidelines shall be adhered to when placing fill on any property in any district within the Town of Islip.

- 5.2 A permit and determination of site plan review from Division of Engineering is required for placement of fill that
- a. covers an area greater than two hundred (200) square feet, or
 - b. requires more than ten (10) cubic yards of fill¹, or
 - c. alters permanent average grade more than one (1) foot
- 5.3 All fill must be clean fill, i.e. following the minimum specifications for Item Number 2BF - Special Borrow Fill as found in the Town of Islip Specifications Manual. It is the property owner's responsibility to ensure that any and all fill used complies with the minimum specifications.
- 5.4 It shall be the owner's responsibility to remove any existing or excess fill from the subject property if so directed by the Town Engineer. The property owner shall be further responsible to restore any disturbed area to its natural or pre-filled grade and vegetated state pursuant to the direction and complete satisfaction of the Town Engineer.
- 5.5 The property owner shall replace, at his or her own expense, all sections of fill which have been damaged or displaced, for reasons including but not limited to carelessness or neglect on the part of the owner or natural causes such as storms.
- 5.6 A bond may be required at the discretion of the Town Engineer to cover the costs of fill removal, installation of drainage, or other related mitigation, if necessary.
- 5.7 If in the opinion of the Town Engineer improper use of fill or excessive fill occurs on any parcel, it shall be the property owner's responsibility to correct the problem immediately. The Town Engineer may default any bond in order to rectify any such situation or withhold any site development permissions.
- 5.8 Relocated fill on properties(i.e. fill dug from another section of the subject property) shall not be reused elsewhere on the subject property without review pursuant to this section and the approval of the Town Engineer.
- 5.9 Any person, firm, corporation or entity violating the above provisions shall also be subject to the provisions of Town Code Article XXXI.

¹ Ten (10) cubic yards of fill equals a small container roughly of the dimensions 6½' x 6½' x 6½'.

Q. LANDSCAPE DESIGN

1. The purpose of these regulations is to:
 - 1.1 Enhance the environmental and visual appearance of the Town for the use and enjoyment of its citizens and,
 - 1.2 Protect and preserve the appearance, character and nature of neighborhoods and thereby promote the general welfare by providing for the installation and maintenance of landscaping, screening, fencing and aesthetic qualities and,
 - 1.3 Promote practical and orderly community development by retarding soil erosion, sedimentation and stimulating ground water recharge, to retard glare, heat and pollution, to stimulate air purification and oxygen regeneration, to provide for noise abatement, to assist in vehicular and pedestrian control and to maintain and conserve the Town's natural amenities and,
 - 1.4 Provide for the harmonious development of contiguous properties in different zoning districts by providing certain minimum landscaping requirements for all land developments including, but not limited to, residential, general service, office, commercial, institutional, industrial and public purposes.
 - 1.5 Minimize the negative effects of stormwater runoff through the reduction of impervious surfaces, strict limits on the use of pesticides, herbicides and fertilizers, and encouragement of the use of benign alternatives to the same.
2. Applicability
 - 2.1 A landscape plan shall be required as part of the submission of all subdivision, road opening and site plan applications.
 - 2.2 The standards of design for this Section shall be used to judge the adequacy of subdivision and land development proposals. Where, in the opinion of the Planning Board, the literal application of these standards in certain cases would cause undue hardship, the Planning Board or its designee may recommend reasonable exceptions as will not be contrary to the public interest or inconsistent with the spirit and intent of these regulations.

- 2.3 The standards included in these regulations are minimum design requirements.

3. Commercial Landscaping Standards

- 3.1 A minimum of twenty (20) percent of the plot area shall be landscaped and maintained as indicated on the site plan. Buffer areas shall not be included when calculating the minimum required twenty percent (20%) landscaped area.

A minimum of fifty (50) percent of all required landscaping shall be located within the primary or secondary front yard areas of the site unless specifically modified by the Commissioner of the Department of Planning and Development.

A landscaped area with a minimum depth of eight (8) feet shall be provided along all street frontages.

3.2 Buffers

- a. A landscaped area of at least twenty-five (25) feet in width shall be provided and maintained, in accordance with [Appendix C](#), on land developed in any district other than a residence district which adjoins any existing or proposed publically-owned park or recreational land.
- b. A buffer area of twenty five feet (25') shall also be required whenever a commercial, industrial or service use adjoins a residential use or zone.
- i. A “Supplemental Buffer” treatment (see [Appendix C](#)) shall be required for the following commercial uses: fast food restaurants, convenience markets, gasoline service stations and/or motor vehicle repair/service uses, motor vehicle dealerships, outdoor storage uses, bars, taverns or nightclubs, businesses which involve the outdoor or overnight parking of registered vehicles, regional theaters, taxi stations, animal exhibit display or farm, commercial boat storage yard or repair yard, ferry terminal or any other use as determined by the Planning Board.
- ii. A “Standard Buffer” treatment (see [Appendix C](#)) shall be required in connection with all other commercial uses.

- c. All buffer areas shall be maintained and/or improved in accordance with construction standards contained herein. Buffers shall consist of the installation of a six (6) foot chain link fence with attached stockade or higher grade material, located a minimum six (6) inches from the property line and screen planting. The design of each buffer shall take into consideration the existing conditions, (i.e. vegetation, soils, light, etc.) and may require the natural vegetation be supplemented, or installation of complete landscape scheme including indigenous, native Long Island shrubs and trees within the entire buffer zone.

- d. Modification of buffer requirements

The Planning Board shall have the authority to waive buffer requirements after public hearing.

- 3.3 All landscaped areas must be maintained in a healthy, growing condition in perpetuity.

- 3.4 Recharge basins and drainage swales shall be landscaped in accordance with [Appendix C](#).

- 3.5 Perimeter building and parking lot requirements shall include the following:

- a. Trees shall be maintained twenty feet (20') on center along street frontages in accordance with construction specifications contained herein. Existing vegetation may be substituted for new planting as approved by the Planning Board or its designee. The clustering of trees may also be permitted with the review and approval of the Planning Board or its designee provided the total number of required trees is maintained.

- b. All parking areas, loading areas, dumpsters and storage areas shall be screened from view through the maintenance of screen plantings, a hedge, decorative fence/wall or berm pursuant to the satisfaction of the Planning Board or its designee.
 - c. A minimum of five (5) feet shall be landscaped between the property line and any interior parking facilities, and shall be planted with a low maintenance ground cover and/or hedge treatment.
 - d. All landscaped areas shall be maintained with permanent in-ground irrigation systems.
 - e. Tree islands or other landscape features may be required in all parking lots at the direction of the Commissioner of the Department of Planning and Development.
- 3.6 Preference shall be given to the use of indigenous planting species. Native/regional species shall be used at all other instances. Non-native and invasive species shall be prohibited.
- 3.7 The developer or property owner shall be responsible for the replacement of any landscaping materials destroyed during the development process.
- 3.8 Suitable ground cover shall be required for all landscaped areas pursuant to the direction of the Planning Board or its designee.
- 3.9 A survey of existing trees greater than ten inches (10") caliper is required by the Town Engineer in connection with an application for subdivision or site plan approval.
- 3.10 The use of pesticides, herbicides and fertilizers for landscaping purposes shall be avoided whenever possible. Benign alternatives to the use of chemicals for landscaping purposes should be utilized to the maximum extent practicable. Amount of chemicals applied and schedule for application shall be regulated at the discretion of the Commissioner of Planning and Development, the Suffolk County Department of Health Services, and the New York State Department of Environmental Conservation.
- 3.11 Water usage for landscaping purposes shall be minimized whenever possible through efficient management of sprinkler systems and in accordance with guidelines set by the Suffolk County Water Authority.

4. Residential Landscaping Standards

- 4.1 A survey of existing trees greater than ten inches (10") caliper is required by the Town Engineer in connection with an application for subdivision or site plan approval.
- 4.2 A minimum of two (2) trees shall be required for every fifty feet (50') of road frontage for each lot. Two additional trees shall be planted on all lots involved in an application.
- 4.3 Recharge basins shall be landscaped in accordance with the detail in [Appendix C](#).
- 4.4 The developer or property owner shall be responsible for the replacement of any landscaping materials destroyed during the development process.

5. Required Data

The submission of all landscaped plans shall conform to the minimum standards contained in the site plan requirements as listed in [Appendix B](#). Additional information may be required at the discretion of the Town Engineer.

6. Violations and Enforcement

- 6.1 The Town of Islip reserves the right to revoke in whole or in part any approvals after due public hearing in the event violation of this regulation occurs.
- 6.2 Violation of these provisions shall be subject to the penalties provided in the Town Code Article XXXV

R. MISCELLANEOUS

1. Street Name and Traffic Control Signs

Street name approval shall be at the discretion of the Planning Board. Street name and traffic control signs shall be installed by the Town of Islip Traffic Safety Division in accordance with the New York State Manual of Traffic Control Devices and the Construction Standards. A fee to cover this cost in the amount as shown in [Appendix D](#) shall be paid by the Developer prior to final approval by the Planning Board.

2. Monuments

Shall be located so as to define intersection of all angles and points of curvature on the boundary of the site, and all open spaces, all recharge areas, all right-of-way; and shall be in accordance with the Construction Standards. GPS coordinates for all monuments shall be submitted to the Department of Planning and Development as per [Appendix B](#).

3. Fencing and other Access Restrictions

Where appropriate, fencing or other access restrictions will be required and shall be shown on the Final Plat and be the responsibility of abutting property owners in the subdivision. Deed covenants and restrictions shall be filed to record these requirements.

4. Construction Methods and Specifications

Wherever the Construction Standards or Construction Methods and Specifications contained herein do not adequately define methods, material and construction details, the applicant shall submit alternatives for review and approval by the Town Engineer, and the Town Engineer's determination shall be final.

5. Covenants and Easements

All covenants and easements as required by the Planning Board shall be submitted to the Town, reviewed, approved, and filed with the County Clerk with the Final Plat in the case of subdivisions or prior to the issuance of Building Permits or site plan approval in all other cases. All such easements shall be shown on the final plans.

6. Model Homes

Permits for model homes in subdivisions shall not be issued until after final approval and bonding.

Permits for model homes in other cases shall not be issued until after final approval by the Planning Board, after approval of plans by the Town Engineer, and acceptance of adequate bonds to guarantee improvements.

Prior to the issuance of such permits, site plans showing parking, paving, drainage, signs and other on-site improvements shall be submitted to the Department of Planning and Development for approval.

Definitions

The terms used in this local law or in documents prepared or reviewed under this local law shall have the meaning as set forth in this section.

Definitions should be incorporated into the appropriate section of the municipality's zoning law which contains definitions.

Agricultural Activity - the activity of an active farm including grazing and watering livestock, irrigating crops, harvesting crops, using land for growing agricultural products, and cutting timber for sale, but shall not include the operation of a dude ranch or similar operation, or the construction of new structures associated with agricultural activities.

Applicant - a property owner or agent of a property owner who has filed an application for a land development activity.

Building - any structure, either temporary or permanent, having walls and a roof, designed for the shelter of any person, animal, or property, and occupying more than 100 square feet of area.

Channel - a natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

Clearing - any activity that removes the vegetative surface cover.

Dedication - the deliberate appropriation of property by its owner for general public use.

Department - the New York State Department of Environmental Conservation

Design Manual - the *New York State Stormwater Management Design Manual*, most recent version including applicable updates, that serves as the official guide for stormwater management principles, methods and practices.

Developer - a person who undertakes land development activities.

Erosion Control Manual - the most recent version of the "New York Standards and Specifications for Erosion and Sediment Control" manual, commonly known as the "Blue Book".

Grading - excavation or fill of material, including the resulting conditions thereof.

Impervious Cover - those surfaces, improvements and structures that cannot effectively infiltrate rainfall, snow melt and water (e.g., building rooftops, pavement, sidewalks, driveways, etc).

Industrial Stormwater Permit - a State Pollutant Discharge Elimination System permit issued to a commercial industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

Infiltration - the process of percolating stormwater into the subsoil.

Jurisdictional Wetland - an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Land Development Activity - construction activity including clearing, grading, excavating, soil disturbance or placement of fill that results in land disturbance of equal to or greater than 40,000 square feet, or activities disturbing less than one acre of total land area that is part of a larger common plan of development or sale, even though multiple separate and distinct land development activities may take place at different times on different schedules.

Landowner - the legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.

Maintenance Agreement - a legally recorded document that acts as a property deed restriction, and which provides for long-term maintenance of stormwater management practices.

Nonpoint Source Pollution - pollution from any source other than from any discernible, confined, and discrete conveyances, and shall include, but not be limited to, pollutants from agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

Phasing - clearing a parcel of land in distinct pieces or parts, with the stabilization of each piece completed before the clearing of the next.

Pollutant of Concern - sediment or a water quality measurement that addresses sediment (such as total suspended solids, turbidity or siltation) and any other pollutant that has been identified as a cause of impairment of any water body that will receive a discharge from the land development activity.

Project - land development activity

Recharge - the replenishment of underground water reserves.

Sediment Control - measures that prevent eroded sediment from leaving the site.

Sensitive Areas - cold water fisheries, shellfish beds, swimming beaches, groundwater recharge areas, water supply reservoirs, habitats for threatened, endangered or special concern species.

SPDES General Permit for Construction Activities GP-02-01 - A permit under the New York State Pollutant Discharge Elimination System (SPDES) issued to developers of construction activities to regulate disturbance of one or more acres of land.

SPDES General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems

GP-02-02 - A permit under the New York State Pollutant Discharge Elimination System (SPDES) issued to municipalities to regulate discharges from municipal separate storm sewers for compliance with EPA established water quality standards and/or to specify stormwater control standards

Stabilization - the use of practices that prevent exposed soil from eroding.

Stop Work Order - an order issued which requires that all construction activity on a site be stopped.

Stormwater - rainwater, surface runoff, snowmelt and drainage

Stormwater Hotspot - a land use or activity that generates higher concentrations of hydrocarbons, trace metals or toxicants than are found in typical stormwater runoff, based on monitoring studies.

Stormwater Management - the use of structural or non-structural practices that are designed to reduce stormwater runoff and mitigate its adverse impacts on property, natural resources and the environment.

Stormwater Management Facility - one or a series of stormwater management practices installed, stabilized and operating for the purpose of controlling stormwater runoff.

Stormwater Management Officer - an employee or officer designated by the municipality to accept and review stormwater pollution prevention plans, forward the plans to the applicable municipal board and inspect stormwater management practices

Stormwater Management Practices (SMPs) - measures, either structural or nonstructural, that are determined to be the most effective, practical means of preventing flood damage and preventing or reducing point source or nonpoint source pollution inputs to stormwater runoff and water bodies.

Stormwater Pollution Prevention Plan (SWPPP) - a plan for controlling stormwater runoff and pollutants from a site during and after construction activities.

Stormwater Runoff - flow on the surface of the ground, resulting from precipitation

Surface Waters of the State of New York - lakes, bays, sounds, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface or underground waters), which are wholly or partially within or bordering the state or within its jurisdiction. Storm sewers and waste treatment systems, including treatment ponds or lagoons which also meet the criteria of this definition are not waters of the state. This exclusion applies only to manmade bodies of water which neither were originally created in waters of the state (such as a disposal area in wetlands) nor resulted from impoundment of waters of the state.

Watercourse - a permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water.

Waterway - a channel that directs surface runoff to a watercourse or to the public storm drain.

S. STORMWATER POLLUTION PREVENTION PLANS

1. Stormwater Pollution Prevention Plan Requirement

No application for approval of a land development activity shall be reviewed until the appropriate board has received a Stormwater Pollution Prevention Plan (SWPPP) prepared in accordance with the specifications in these regulations.

2. Contents of Stormwater Pollution Prevention Plans

All SWPPPs shall provide the following background information and erosion and sediment controls:

2.1 Background information about the scope of the project, including location, type and size of project.

2.2 Site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map should show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); wetlands and drainage patterns that could be affected by the construction activity; existing and final slopes; locations of off-site material, waste, borrow or equipment storage areas; and location(s) of the stormwater discharges(s);

2.3 Description of the soil(s) present at the site;

2.4 Construction phasing plan describing the intended sequence of construction activities, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance. Consistent with the New York Standards and Specifications for Erosion and Sediment Control (Erosion Control Manual), not more than 200,000 square feet shall be disturbed at any one time unless pursuant to an approved SWPPP.

2.5 Description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in stormwater runoff.

2.6 Description of construction and waste materials expected to be stored on-site with updates as appropriate, and a description of controls to reduce pollutants from these materials including storage practices to minimize exposure of the materials to stormwater, and spill -prevention and response;

2.7 Temporary and permanent structural and vegetative measures to be used for soil stabilization, runoff control and sediment control for each stage of the project from initial land clearing and grubbing to project close-out;

- 2.8 A site map/construction drawing(s) specifying the location(s), size(s) and length(s) of each erosion and sediment control practice;
- 2.9 Dimensions, material specifications and installation details for all erosion and sediment control practices, including the siting and sizing of any temporary sediment basins;
- 2.10 Temporary practices that will be converted to permanent control measures;
- 2.11 Implementation schedule for staging temporary erosion and sediment control practices, including the timing of initial placement and duration that each practice should remain in place;
- 2.12. Maintenance schedule to ensure continuous and effective operation of the erosion and sediment control practice;
- 2.13 Name(s) of the receiving water(s);
- 2.14 Delineation of SWPPP implementation responsibilities for each part of the site;
- 2.15 Description of structural practices designed to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable; and
- 2.16 Any existing data that describes the stormwater runoff at the site.

- 3. Land development activities as defined in the Subdivision and Land Development Regulations and meeting Condition “A”, “B” or “C” below shall also include water quantity and water quality controls (post-construction stormwater runoff controls) as set forth in subsection 4 below as applicable:

Condition A - Stormwater runoff from land development activities discharging a pollutant of concern to either an impaired water identified on the Department’s 303(d) list of impaired waters or a Total Maximum Daily Load (TMDL) designated watershed for which pollutants in stormwater have been identified as a source of the impairment.

Condition B - Stormwater runoff from land development activities disturbing 200,000 more square feet.

Condition C - Stormwater runoff from land development activity disturbing between 40,000 and 200,000 square feet of land during the course of the project, exclusive of the construction of single family residences and construction activities at agricultural properties.

4. SWPPP Requirements for Condition A, B and C:
 - 4.1. All information in Contents of Stormwater Pollution Prevention Plans listed above;
 - 4.2. Description of each post-construction stormwater management practice;
 - 4.3. Site map/construction drawing(s) showing the specific location(s) and size(s) of each post-construction stormwater management practice;
 - 4.4. Hydrologic and hydraulic analysis for all structural components of the stormwater management system for the applicable design storms;
 - 4.5. Comparison of post-development stormwater runoff conditions with pre-development conditions;
 - 4.6. Dimensions, material specifications and installation details for each post-construction stormwater management practice;
 - 4.7. Maintenance schedule to ensure continuous and effective operation of each post-construction stormwater management practice;
 - 4.8. Maintenance easements to ensure access to all stormwater management practices at the site for the purpose of inspection and repair. Easements shall be recorded on the plan and shall remain in effect with transfer of title to the property;
 - 4.9. Inspection and maintenance agreement binding on all subsequent landowners served by the on-site stormwater management measures in accordance with Maintenance, Inspection and Repair of Stormwater Facilities listed below;
 - 4.10. For Condition A, the SWPPP shall be prepared by a landscape architect, certified professional or professional engineer and must be signed by the professional preparing the plan, who shall certify that the design of all stormwater management practices meet the requirements in this local law;
5. Other Environmental Permits

The applicant shall assure that all other applicable environmental permits have been or will be acquired for the land development activity prior to approval of the final stormwater design plan.
6. Contractor Certification
 - 6.1 Each contractor and subcontractor identified in the SWPPP who will be involved in soil disturbance and/or stormwater management

practice installation shall sign and date a copy of the following certification statement before undertaking any land development activity : “I certify under penalty of law that I understand and agree to comply with the terms and conditions of the Stormwater Pollution Prevention Plan. I also understand that it is unlawful for any person to cause or contribute to a violation of water quality standards.”

- 6.2 The certification must include the name and title of the person providing the signature, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.
 - 6.3 The certification statement(s) shall become part of the SWPPP for the land development activity and shall be non-transferable.
7. A copy of the SWPPP shall be retained at the site of the land development activity during construction from the date of initiation of construction activities to the date of final stabilization.

T. PERFORMANCE AND DESIGN CRITERIA FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL

All land development activities shall be subject to the following performance and design criteria:

1. Technical Standards

For the purpose of the Subdivision and Land Development Regulations, the following documents shall serve as the official guides and specifications for stormwater management. Stormwater management practices that are designed and constructed in accordance with these technical documents shall be presumed to meet the standards imposed by this law:

- 1.1 The New York State Stormwater Management Design Manual (New York State Department of Environmental Conservation, most current version or its successor, hereafter referred to as the Design Manual).
- 1.2 New York Standards and Specifications for Erosion and Sediment Control, (Empire State Chapter of the Soil and Water Conservation Society, 2004, most current version or its successor, hereafter referred to as the Erosion Control Manual).

2. Equivalence to Technical Standards

Where stormwater management practices are not in accordance with technical standards, the applicant or developer must demonstrate equivalence to the technical standards set forth in the Technical Standards 1.1 and 1.2 above and the SWPPP shall be prepared by a licensed professional.

3. Water Quality Standards

Any land development activity shall not cause an increase in turbidity that will result in substantial visible contrast to natural conditions in surface waters of the state of New York.

U.

MAINTENANCE, INSPECTION AND REPAIR OF STORMWATER FACILITIES

1. Maintenance and Inspection During Construction

- 1.1 The applicant or developer of the land development activity or their representative shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the applicant or developer to achieve compliance with the conditions of this local law. Sediment shall be removed from sediment traps or sediment ponds whenever their design capacity has been reduced by fifty (50) percent.
- 1.2 For land development activities as defined in these regulations and meeting Condition A, B or C under Stormwater Pollution Prevention Plans of these regulations, the applicant shall have a qualified professional conduct site inspections and document the effectiveness of all erosion and sediment control practices every 7 days and within 24 hours of any storm event producing 0.5 inches of precipitation or more. Inspection reports shall be maintained in a site log book.

2. Maintenance Easement(s)

Prior to the issuance of any approval that has a stormwater management facility as one of the requirements, the applicant or developer must execute a maintenance easement agreement that shall be binding on all subsequent landowners served by the stormwater management facility. The easement shall provide for access to the facility at reasonable times for periodic inspection by the Town of Islip to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this local law. The easement shall be recorded by the grantor in the office of the County Clerk after approval by the counsel for the Town of Islip.

3. Maintenance after Construction

The owner or operator of permanent stormwater management practices installed in accordance with these regulations shall ensure they are operated and maintained to achieve the goals of these regulations. Proper operation and maintenance also includes as a minimum, the following:

- 3.1 A preventive/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by the owner or operator to achieve the goals of these regulations.
- 3.2 Written procedures for operation and maintenance and training new maintenance personnel.

- 3.3 Discharges from the SMPs shall not exceed design criteria or cause or contribute to water quality standard violations in accordance with Water Quality Standards set forth in Performance and Design Criteria for Stormwater Management and Erosion and Sediment Control of this document.

4. Maintenance Agreements

The Town of Islip shall approve a formal maintenance agreement for stormwater management facilities binding on all subsequent landowners and recorded in the office of the County Clerk as a deed restriction on the property prior to final plan approval. The maintenance agreement shall be consistent with the terms and conditions of the Form in Appendix A entitled Sample Stormwater Control Facility Maintenance Agreement. The Town of Islip, in lieu of a maintenance agreement, at its sole discretion may accept dedication of any existing or future stormwater management facility, provided such facility meets all the requirements of this local law and includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance.

Appendix A - Forms

Application Forms

Major subdivision

Minor subdivision

Road opening

Site Plans

Wetlands and Watercourse

Land Clearing

Additional Forms

Short Environmental Assessment Form
(SEAF)

Disclosure affidavits

Suffolk County Planning Commission release form
and checklist

Public Hearings

Notification Instructions

Sample Notification Letter

List of Surrounding Property Owners

Affidavit of Notification and Posting

**TOWN OF ISLIP
SUBDIVISION AND LAND DEVELOPMENT
APPLICATION FORM**

Pursuant to Article XXXIV, Paragraph 68-420.2 of the Codified Zoning Ordinance of the Town of Islip, Section 335 of N.Y.S. Real Property Law and Article 16 of N.Y.S. Town Law.

NAME OF PROPOSED SUBDIVISION _____

LOCATION _____

TAX MAP NO. 0500- _____ **ZONING** _____ **DWELLING TYPE** _____

SUBDIVIDER'S NAME _____

ADDRESS _____ **PHONE** _____

OWNER OF PROPERTY _____

ADDRESS _____ **PHONE** _____

TECHNICAL REPRESENTATIVE _____

ADDRESS _____ **PHONE** _____

Materials Submitted with Application (check appropriate items):

_____ Sketch Plan Review Only (3 Copies)	_____ Suffolk County Planning Commission Release Form
_____ Preliminary plat (6 copies)	_____ Valid Certificate of Occupancy or Compliance for all existing structures
_____ Cluster Plan (6 copies)	_____ Full Disclosure affidavit, completed and notarized
_____ Yield plan (6 copies)	_____ Completed SEAF
_____ Copy of the current deed for subject property	_____ Copies of an affidavit of completion for any prior Town of Islip imposed deed covenants and/or special conditions

Is property located within 500 ft. Of any Federal, State, County, Town or Village installation, property or road, stream, drainage channel or wetland, or within one mile of an airport? _____ (If answer is yes to any of the foregoing, add two copies of each plan with your submittal.)

Fee Schedule see attached

(Only cash, certified check or money order made out to the Town of Islip will be accepted)

***Date Submitted** _____

Signature _____

*Application will not be given a formal receipt date until preliminary plat and/or cluster plan, together with the initial filing fee, is received.

655 MAIN STREET • ISLIP • LONG ISLAND • NEW YORK 11751
TEL: (631) 224-5450 FAX: (631) 224-5444

May 29, 2003 B.T.

**TOWN OF ISLIP
MINOR SUBDIVISION AND LAND DEVELOPMENT
APPLICATION FORM**

Receipt No. _____

Pursuant to Article XXXIV, Paragraph 68-420.2 of the Codified Zoning Ordinance of the Town of Islip, Section 335 of N.Y.S. Real Property Law and Article 16 of N.Y.S. Town Law.

Zoning District (s) _____ Tax Map #0500- _____

Physical Location of Subdivision _____

Applicant To Provide The Following:

1. **Four (4) overall surveys* prepared by a licensed surveyor/engineer showing:**

-Property dimensions	-Special site conditions (easements, utilities, power lines)
-Topographic survey contours	-Existing and proposed structures, if any
-Surrounding uses and zones	-Existing environmental conditions (wetlands, flood zones, etc.)
-Proposed drainage method	-Adjacent tax map#s and ownership patterns
-Proposed road locations, plot layout	-GFA and FAR calculations pursuant to Town Code
-North and scale	-Title block with preparer/subdivider and owner information
2. **A copy of Certificate of Occupancy or Compliance for all existing structures.**
3. **A completed Short Environmental Assessment Form.**
4. **Subdivision application completely filled out and notarized.**
5. **Full Disclosure Affidavit completely filled out and notarized.**
6. **Suffolk County Planning Commission release form.**
7. **Other information as requested by the Department of Planning and Development.**

*A total of six (6) overall surveys are required if Suffolk County Planning Commission review is necessary.

PROPERTY OWNER

Name _____
Address _____
Tel. # _____

APPLICANT (If not property owner)

Name _____
Address _____
Tel. # _____

Contract Vendee? ____ Yes ____ No

REPRESENTATIVE

Name _____
Address _____
Tel. # _____

Are there any open or pending building permits on this property? Yes ☐ No ☐

Are there any open or pending violations on this property? Yes ☐ No ☐

Are there any existing covenants or restrictions? Yes ☐ No ☐

Signature of Applicant: _____

Date: _____

Property Owners Signature: _____

Date: _____

Sworn before me this ____ day of _____, 20__

Notary Public

**TOWN OF ISLIP
ROAD OPENING APPLICATION FORM
PURSUANT TO SEC.280A OF TOWN LAW**

NAME OF PROPOSED ROAD OR INDUSTRIAL PARK _____

LOCATION _____

TAX MAP NO. 0500- _____ **ZONING** _____

APPLICANT'S NAME _____

ADDRESS _____ **PHONE** _____

OWNER OF PROPERTY _____

ADDRESS _____ **PHONE** _____

TECHNICAL REPRESENTATIVE _____

ADDRESS _____ **PHONE** _____

List Materials Submitted with Application:(i.e. surveys) 6 copies

_____	_____
_____	_____
_____	_____
_____	_____

Is property located within 500 ft. Of any Federal, State, County, town or village installation, property or road, stream, drainage channel or wetland, or within one mile of an airport? _____ (If answer yes to any of the foregoing, add (6) copies of each plan with your submittal.)

Does proposed road appear on the Official Map? _____ If not, application must first be processed for placement on the Official Map.(Survey, description, and filing fee must be submitted together with road opening application.)

Date Submitted _____

Signature _____

Only cash, certified check or money order made out to the Town of Islip will be accepted - FEE MUST ACCOMPANY APPLICATION



SITE PLAN SUBMISSION REQUIREMENT

An application is not complete and will not be scheduled until all of the following information has been provided:

1. **APPLICATION FORM** - Completed, signed and notarized _____ ()
2. **FEE** (See Schedule) - Certified check, money order or attorney's escrow account check payable to the Town of Islip will be accepted _____ ()
3. **1 COPY OF DEED OR CONTRACT OF SALE** - Applicant must be the owner of the property (submit deed) or contract vendee (submit contract of sale). A lease is not acceptable _____ ()
4. **1 CERTIFIED COPY OF CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE** - May be obtained at the Building Division (224-5470) _____ ()
5. **1 COPY OF LEGAL DESCRIPTION** - Certified as accurate by a New York State Licensed Land Surveyor (signed and sealed). Include application Name and Suffolk County Tax Map Number(s) _____ ()
6. **1 COPY OF SURVEY** - Certified by a New York State Licensed Land Surveyor. Show bearings /distances _____ ()
7. **5 COPIES OF A SITE PLAN IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS** - Indicate proposed development of the site including site data, description, parking, landscaping _____ ()
8. **SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)** _____ ()
9. **RESTAURANT AND BAR PROPOSALS** - 1 copy of floor plans indicating seating diagram and bar area _____ ()

ONLY REQUIRED IF RELAXATIONS ARE BEING REQUESTED

10. **1 COPY OF A RADIUS MAP** - A current tax map indicating all properties within 200 feet of the subject parcel.
A current tax map may be obtained at the Assessor's Office (224-5585). If prepared by a surveyor, indicate all properties and ownership within 200 feet of the subject parcel(s) on the radius map _____ ()
11. **2 COPIES OF NOTIFICATION LIST (SIGNED AND NOTARIZED)** - Indicate ownership and tax map numbers of all properties within 200 feet of the subject parcel(s). Notification shall be served as per Planning Division procedure.
Ownership information may be obtained at the Assessor's Office _____ ()
12. **ADDITIONAL INFORMATION** - (as required by staff) _____ ()

TOWN OF ISLIP DEPARTMENT OF PLANNING & DEVELOPMENT

Supervisor - Pete McGowan
Acting Commissioner - Eugene J Murphy

655 MAIN STREET • ISLIP • LONG ISLAND • NEW YORK 11751

TEL: 631/ 224-5450 FAX: 631/ 224-5444



**TOWN OF ISLIP
APPLICATION FOR MODIFICATION OF LAND USAGE**

Petition to the Islip Town Board and/or Planning Board pursuant to the requirements of the code of the Town of Islip and New York State Town Law.

Town of Islip Planning Division
655 Main Street, Islip, New York 11751 • (516) 224-5450

REQUESTED MODIFICATION

☐ Change of zoning district classification to _____

☐ Special permit for _____

☐ Modification of deed covenants and restrictions
Liber _____ Page _____ T.C. # _____

☐ Site plan design _____

☐ Other _____

Reason for request (use additional sheet if necessary)

Approval necessary prior to issuance of C/O for proposed use.

PROPERTY OWNER

Name _____

Address _____

Tel. # _____

APPLICANT

Fax# _____

Name _____

Address _____

Tel. # _____

Fax# _____

Contract vendee? ☐ Yes ☐ No

REPRESENTATIVE

Name _____

Address _____

Tel. # _____

Fax# _____

DISCLOSURE

Is the applicant, owner, or anyone with financial interest in the property related to any officer or employee of the Town of Islip by blood, marriage or financial arrangement?

☐ Yes ☐ No

If yes, attach disclosure affidavit.

(DATE STAMP)

LAND USE AND SITE INFORMATION

• Tax map # _____

• Location of property _____
_____ side of _____ Street, _____ south of _____ Street,
Hamlet

• School district name and number _____

• Existing zoning _____

• Area of site (sq. ft.) _____

• Is the property within 500' of the boundary line of:

	YES	NO
a. Town or village boundary	<input type="radio"/>	<input type="radio"/>
b. County, state or federal land	<input type="radio"/>	<input type="radio"/>
c. County or state road	<input type="radio"/>	<input type="radio"/>
d. Stream, drainage channel or wetland	<input type="radio"/>	<input type="radio"/>

• Does the applicant/owner have any interest in contiguous property? ☐ ☐

• If yes, state tax map number(s) _____

• Have there been any previous zoning applications on the property within the past year? ☐ ☐

• Existing use of property _____

• Proposed use of property _____

• Proposed building floor area (include existing floor area if it is to remain) _____ square feet.

• Number of seats (if application is for a restaurant or other place of public assembly) _____

• Number of parking spaces required (in accordance with zoning ordinance) _____

• Number of parking spaces provided _____

The information stated on this application and on supporting documentation is accurate and true. Any changes to this information prior to a decision by the board will be indicated in writing to the board.

Signature of Owner: _____

Date _____

Sworn to before me this _____ day of _____

YEAR _____ Notary Public _____

NOTARY STAMP

FOR OFFICE USE ONLY

Total Fee Received \$ _____

Receipt # _____

c/z _____

Town of Islip Department of Planning and Development

655 Main Street • Islip • Long Island • New York 11751

Phone: (631) 224-5450 • Fax: (631) 224-5444

WETLANDS AND WATERCOURSES PERMIT APPLICATION

Tax Map #:

Applicant:

Address:

Phone:

Fax:

Project

Address:

Receipt No. _____

W.W. NO. _____

(Office use only)

Representative:

Rep Address:

Rep Phone:

Rep Fax:

Body of Water
Affected:

PERMIT APPLICATION SHALL BE ACCOMPANIED BY THE FOLLOWING

- One (1) Survey and three(3) Site Plans showing work to be done.
- Cross Section of proposed structure, excavation, dredge, or fill.
- Statement of Agent Authorization if a representative is acting on your behalf.
- Copies of permits required by other governmental agencies
(N.Y.S. Dept of Environmental Conservation, Dept. of the Army Corps of Engineers)
- Fee: \$275.00 for NEW APPLICATION or \$100.00 for AMENDMENT/EXTENSION

N.Y.S.D.E.C. 631-444-0365
Army Corp. 212-264-3912

PROJECT CHECKLIST: Only check items that apply to your project.

BULKHEADING: Check only one

1. Replacement In-Kind, In-Place ☐ 2. New Bulkhead ☐

3. Replacement Seaward within 18 inches ☐

Length of Affected Bulkhead _____ ft

DOCKS/MOORING POLES:

Open Pile ☐ Solid Fill ☐ No. of Poles []

Linear Footage of Dock _____ ft

EXCAVATION OF WETLAND OR ADJACENT AREA:

New Boat Slip(s) ☐ Swimming Pool ☐ Foundation ☐

Expected Volume of Excavated Material _____ cy

IS THIS APPLICATION: NEW ☐ AMENDMENT/EXTENSION ☐

Please give existing permit no. _____

DREDGING:

Dredge Depth (-ALW) _____ ft

Area to be Dredged _____ ft X _____ ft

Volume of Dredge Spoil _____ cy

Destination of Dredge Spoil _____

CONSTRUCTION OF OFF-SHORE STRUCTURES:

Jetties ☐ Wavescreens ☐ Other ☐

Structure Length _____ ft

ERECTION OF STRUCTURE:

Dwelling ☐ Accessory Structure ☐

Area of Structure(s) _____ sq. ft.

BRIEF DESCRIPTION OF PROJECT: (Attach Sheet if Needed)

The information in this application is true to the best of my knowledge and belief.

Signature of Property Owner: _____

Date _____



Town of Islip Department of Planning & Development
655 Main Street • Islip • Long Island • New York 11751
Phone: (631) 224-5450 Fax: (631) 224-5444

LAND CLEARING PERMIT APPLICATION

Tax Map:		Receipt No.:	Office use only	L.C. No.:	Office use only
Applicant:		Representative:			
Address:		Rep. Address:			
Phone:		Rep. Phone:			
Fax:		Rep. Fax:			
Project		Property Size:	acres		
Address:		Zoning:			

PERMIT APPLICATION SHALL BE ACCOMPANIED BY THE FOLLOWING:

- One (1) Survey and three (3) Site Plans showing work to be done.
- Statement of Agent Authorization if a representative is acting on your behalf.
- Copies of permits required by other government agencies (N.Y.S. Department of Environmental Conservation)
- Fee of \$275.00

ALL PROPOSED SITE PLANS SHOULD INCLUDE THE FOLLOWING:

- Mark all trees that are 10 inches in caliper or greater.
- Include all existing and proposed elevations on the property.

PROJECT CHECKLIST: Only check items that apply to your project.

Amount of property to be cleared:		Destination of cleared material:	
Existing Use of Property:			
Proposed Use of Property:			
Reason/purpose for land clearing:			
Brief description of the project.			

The information in this application is true to the best of my knowledge and belief.

Signature of Property Owner

Date

TAX MAP NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR		2. PROJECT NAME	
3. PROJECT LOCATION: Municipality		County	
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map			
5. IS PROPOSED ACTION : <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration			
6. DESCRIBE PROJECT BRIEFLY:			
7. AMOUNT OF LAND AFFECTED: Initially acres Ultimately acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval:			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval:			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant / Sponsor Name _____ Date: _____			
Signature _____			

**If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment**

DISCLOSURE AFFIDAVIT

Tax Map No. 0500

Re: Application of

Location of Property

STATE OF NEW YORK)
: SS.:
COUNTY OF SUFFOLK)

That in connection with the above captioned application to the Planning Board, I
_____ the (applicant herein), (an officer or agent of the corporate
applicant, namely, its _____, swear or affirm under the penalties of
perjury that no other person will have any direct or indirect interest in this application except

(in case of corporations, all officers of the corporation and stockholders owning more than 5% of
the corporation stock must be listed. Use attached sheet, if necessary)

That* (I am not) (none of the officers or stockholders are) related to any officer or
employee of the Town of Islip, except _____

That there is not any state or local officer or employee, a member of a board of
commissioners of local public authorities or other public corporation within the county
(exclusive of a volunteer firemen or civil defense volunteer) interested in such application.

Sworn to before me this
_____ day of _____, _____

*cross out the phrase where it is not appropriate

DISCLOSURE AFFIDAVIT

Tax Map No. 0500

Re: Application of

Location of Property

STATE OF NEW YORK)

:SS.:

COUNTY OF SUFFOLK)

That in connection with the above captioned application to the Planning Board, I
_____ the (applicant herein,) (an officer or agent of the corporate
applicant, namely its _____,) swear or affirm under the penalties of
perjury that the subject property(s) listed above are free from any violation of Town of Islip
ordinances.

Sworn to before me this

_____ day of _____, _____

SUFFOLK COUNTY PLANNING COMMISSION RELEASE FORM

SUBDIVISIONS SUBJECT TO SUFFOLK COUNTY PLANNING COMMISSION REVIEW

Suffolk County Planning Commission is required to review certain subdivision plats in accordance with Article XIV, Sections A14-14 to A-24 of the Suffolk County Administrative Code, and Article XXXVII, Section C37-5D of the Suffolk County Charter where a proposed subdivision is located within a Suffolk County Pine Barrens Zone, and the Suffolk County Planning Commission proceedings in accordance with Article XIV, Section A-14-24 of the Suffolk County Administrative Code.

A. Indicate if proposed subdivision lies wholly or partly within one mile of:

YES

NO

- | | | | |
|----|-------------|-------|-------|
| 1. | An airport. | [] | [] |
|----|-------------|-------|-------|

B. Indicate if proposed subdivision lies wholly or partly within 500 feet of:

- | | | | |
|----|--|-------|-------|
| 1. | The boundary of a village or town. | [] | [] |
| 2. | The boundary of any existing or proposed county, state, or federal park or other recreation area. | [] | [] |
| 3. | The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway. | [] | [] |
| 4. | The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines. | [] | [] |
| 5. | The existing or proposed boundary or any other county, state, or federally owned land, held or to be held for governmental use. | [] | [] |
| 6. | The Atlantic Ocean, any bay in Suffolk County, or estuary of any of the foregoing bodies of. | [] | [] |

Date _____

Signature _____

If any of the above were answered yes, proceed to the next page.

Requirements for submission of subdivision plans to Suffolk County Planning Commission.
Failure to submit information as requested will result in a rejection of application as incomplete and will increase review time.

1. Three (3) copies of Subdivision Map
 - a. No photocopies of the proposed map will be accepted that do not show the entire map on a single sheet or are on material that will fade or deteriorate\
 - b. The proposed subdivision plat shall be complete in all aspects and shall show the following minimum information:
 - i. Name of map; for example, Minor Subdivision - John J. Jones; Subdivision Map of property of John J. Jones; John J. Jones Plat. Names must be distinct. A map containing the words "proposed subdivision map" in the title will be considered a preliminary map and a map containing the words "sketch plan", set off, subdivision waiver in the title will not be accepted. Duplicate names within a municipality will not be accepted.
 - ii. Hamlet (village) and town in which the subject property is located
 - iii. Name of the licensed land surveyor who surveyed the property and prepared the proposed subdivision map.
 - iv. Total area of the parcel
 - v. Proposed lot numbers for al parcels within subdivision
 - vi. Area of each lot
 - vii. Sufficient data to readily determine the location, direction, and length of all property boundaries, street lines, and lot lines.
 - viii. Zoning classification of property (May be stated in a referral letter if not on the map)
 - ix. Suffolk County Tax Map number (May be stated in referral letter if not on the map)
2. One (1) copy of TOPOGRAPHICAL MAP or information, if such was required by the referring agency as part of its requirements.
3. Supporting information:
 - a. Draft or Final Environmental Impact Statement (DEIS/FEIS), if such has been required
 - b. Environmental Assessment Form (Long or Short)

NOTE: Section 7209.2 of the New York State Education Law prohibits the alteration of any plans, specifications, plats, and reports to which the seal and signature of a licensed land surveyor has been applied and bearing a statement that alteration of the document is a violation of the State Education Law.

INSTRUCTIONS FOR
NOTIFICATION OF SURROUNDING PROPERTY OWNERS
AND
SAMPLE NOTIFICATION LETTER

Prior to the Planning Board public hearing, all property owners within 200 feet of the subject parcel must be notified. It is the applicant's responsibility to prepare an accurate list of surrounding property owners and to notify them of the time and date of the Planning Board Public Hearing. The procedures below must be followed:

1) List A list of all property owners within a 200 foot radius must be prepared and submitted with the application. This list must be signed and notarized. A form is in the application package for your use. If the applicant owns or has an interest in property contiguous (adjacent) to the subject parcel, the list shall include property owners within 200 feet of the contiguous property. The list should include the Suffolk County Tax Map Number and the name and address of the owner of record for each parcel. This list must be prepared from the current records of the Town Assessor. The Town Assessor's Office is located at 40 Nassau Avenue, Islip directly behind the Main Town Hall.

2) Notification After you submit a complete application, the Planning Department staff will review it and schedule it for a Planning Board public hearing. You will be notified of the date of the Planning Board public hearing and then be required to notify the surrounding property owners as they appear on the notification list at least ten (10) days prior to the hearing. Please review the attached sample notification letter and follow it's format.
The notification must be certified mail, return receipt requested.

3) Signs The applicant is required to post PUBLIC NOTICE SIGNS on the subject parcel at least ten (10) days prior to the hearing. These signs are available at the Planning Department. At least three (3) signs shall be posted on each parcel and more may be required depending on the size of the parcel. These signs should be removed immediately after the public hearing.

4) Affidavit After the applicant has mailed the notification letters and posted the PUBLIC NOTICE signs on the property, the applicant shall submit and Affidavit of Notification and Posting and proof of mailing to the Planning Department. A copy of this Affidavit is attached hereto.

NAME OF APPLICANT
STREET ADDRESS
TOWN STATE ZIP CODE

DATE

Surrounding Owners Name
Street Address
Town State Zip Code

RE: _____

Dear (Insert Owners Name):

This is to Notify you that there will be a public hearing before the Town of Islip Planning Board at Town Hall, 655 Main Street, Islip, New York on DATE at 7:30 P.M.

The purpose of this hearing is to discuss the merits of the proposal for the above captioned property to:

- a. Change the zoning district from _____ to _____.
- b. Obtain a Special Permit from the Town/Planning Board for
_____.
- c. Modify the site plan design
_____.
- d. Modify the following deed covenant or stipulation filed with the Suffolk County Clerk:
_____.

Proposed plans and detailed information can be reviewed at the Planning Department located at the Islip Town Hall, 655 Main Street, Islip, New York or by Telephone #224-5450.

Although written notification is given only to those within 200 feet of the subject property, please feel free to mention this application to any neighbor who may care to attend. At this meeting, all who choose to speak will be given the opportunity to be heard. This meeting is a major influence on the outcome of this application. If you have any interest in this proposal, we urge you to attend.

Very truly yours,

LIST OF PROPERTY OWNERS WITHIN 200 FEET OF THE PERIMETER OF THE SUBJECT PARCEL

NOTE: Include NAME, ADDRESS and TAX MAP NUMBER for each property owner.
ALL ENTRIES MUST BE TYPED

<u>SAMPLE</u>		
NAME ADDRESS TAX MAP NUMBER		

NAME OF PREPARER _____ TITLE _____
ADDRESS _____

SIGNATURE OF PREPARER _____ DATE _____

NOTARY: _____

NOTE: Reproduce this sheet as needed for additional address list space.

AFFIDAVIT OF NOTIFICATION AND POSTING

STATE OF NEW YORK

ss:

COUNTY OF SUFFOLK

THE UNDERSIGNED, being duly sworn, deposes and says that in compliance with the requirements of the Islip Town Planning Board, hereby certifies that all property owners within 200 feet of the subject zoning application located at _____, Town of Islip, Suffolk County, New York have been notified by certified mail (as per the attached certified mail receipts) dated _____ advising said property owners within 200 feet that a public hearing will be held by the Islip Town Planning Board at 7:30 PM on _____, 20____ at the Islip Town Hall, 655 Main Street, Islip, New York and that the applicant has conspicuously posted signs on the property advertising the sate, time, and reason for the public hearing before the Planning Board.

SIGNATURE

PRINT NAME

Sworn to before me this

_____ day of _____ 20____

NOTARY PUBLIC

Appendix B - Presentation Format

Presentation format for subdivisions and road openings

Typical Subdivision

Site Plan Checklist

Typical Site Plan

Model traffic impact study

Intersection Impact Thresholds

Subdivision Presentation Format

	Major Subdivisions	Minor Subdivisions
Show Suffolk County Tax Map number in lower right hand title box.	X	X
Give name, address, and telephone number of the applicant.	X	X
State name and location of property (streets and hamlet).	X	X
Certify plans with seal and signature by licensed Engineer, Architect or Surveyor.	X	X
Show key map, scale, north arrow, and date drawing was prepared.	X	X
Show total areas of the site and each building (proposed and existing) and floor area ratio (FAR).	X	X
Show zoning, ownership, and use of subject and adjacent properties.	X	X
Show distances and bearings along boundaries of the site.	X	X
Show all existing structures, location of the nearest fire hydrant within 500 feet, and any utility poles fronting the site and give GPS coordinates for all.	X	X
Show building setback lines.	X	X
Note dedication, if any, to be filed prior to issuance of Certificate of Occupancy.	X	X
Show lot numbers, dimensions and areas.	X	X
Show typical lot layout in conformance with Town Code.	X	
Note on plan "Contact the Engineering Inspector (224-5360) at least 24 hours prior to start of any work. Work performed without inspection shall be certified to the Engineer's satisfaction at the applicant's expense."	X	X
Note on plan "Coordinate and complete all utility relocations."	X	X
Note on plan "All utilities to be installed underground."	X	X
Note on plan "Obtain a Town DPW road opening permit."	X	X
Note on plan "Any defect or cracks within concrete shall not be acceptable."	X	X
Show name and width of all adjoining streets.	X	X

Subdivision Presentation Format

	Major Subdivisions	Minor Subdivisions
Show cross section detail of on site and street improvements to include all improvements within right of way.	X	X
Describe condition and type of surface on all adjoining streets.	X	X
Show street plan and profile.	X	
Show vertical curve detail and design.	X	
Minimum street grade is 1%, maximum 8%.	X	
Maximum grade within 60' of an intersection is 2%	X	
Show stationing and grades every 50'.	X	
Show existing edges of the pavement to be saw cut prior to paving	X	X
Pavement specification is 12" NYS 6F top course, 22" Item 45, Type 2 base course. If using recycled concrete, specification is 2" NYS 6F, 8" Item 45 RC.	X	X
Show 60' radius cul-de-sac with 45' curb radius and an 8' radius center island with mountable curb and center paver treatment landscaped island.	X	
Show curbing (Item 97A) and sidewalks (Item 105) to be installed on all street frontages.	X	X
Show town datum used.	X	X
Show existing and proposed grades using contours through site and to a point 50 feet beyond boundaries, including street centerline elevations.	X	X
Show first floor and garage floor elevations with driveway grades (max 8%, min 1%)	X	X
Install drainage designed for a 2" rainfall capacity at the low point fronting the site.		X
Show run-off coefficients (100% paving and roof, 15% land).	X	X
Define contributory areas using ridge lines or flow arrows.	X	
Show location, size and casting elevations of all proposed and existing drainage structures on site and in street and provide GPS coordinates for all.	X	X
Show date, location and elevation of test holes.	X	X

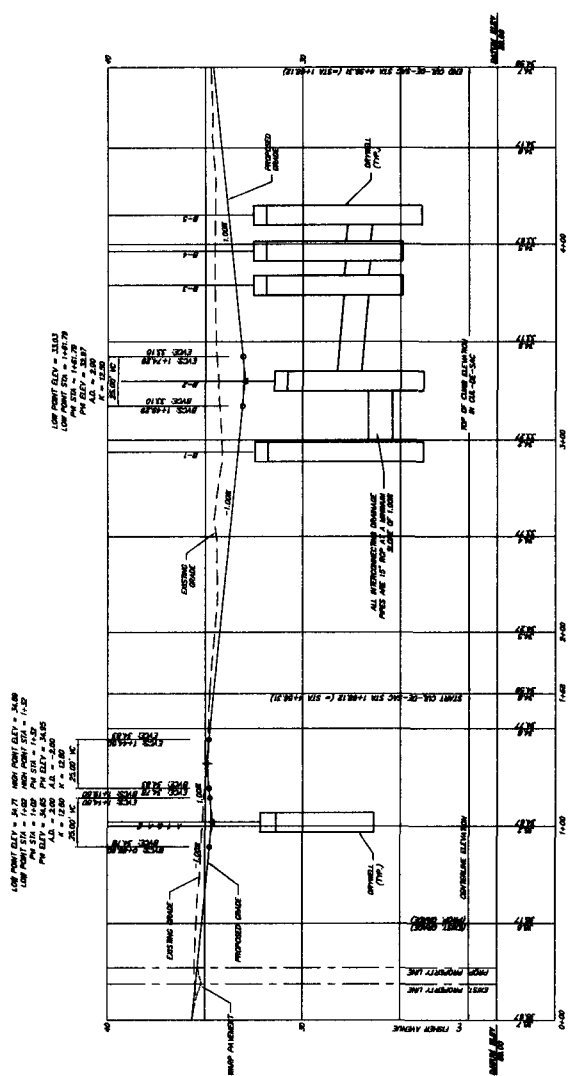
Subdivision Presentation Format

	Major Subdivisions	Minor Subdivisions
Show test holes to be 2' below deepest drainage structure.	X	X
Show drainage installed minimum 2' above groundwater, maximum depth of 12'	X	X
Show drainage structures with footing rings.	X	X
Install roof drainage connected with minimum 4" PVC SDR 35.	X	X
Show connecting pipe to be a minimum of 10', 15" RCP CLIV or CPP between structures.	X	
Submit a Short Environmental Assessment Form (SEAF)	X	X
Show all pipe inverts, size, slope, and casting elevations.	X	
Show storm drainage in street profile.	X	
Arrange leaching structures to afford equal distribution of run-off.	X	
Domes are not to be included in storage capacity.	X	
Design treatment chamber to allow sedimentation prior to discharge in water courses.	X	
Provide storage of 2" rainfall in leaching facilities (up to a maximum of 4,000 cubic feet)	X	
Provide 5" rainfall in recharge basin with acceptable overflow (DEC approval required) , or 8" rainfall in recharge basin. Show runoff coefficients and pipe sizing calculations.	X	
Show all recharge basin details if applicable: ramp, plantings, fencing, headwall, etc. on blown up 1"-20' detail.	X	
Maximum distance between manholes is 200 feet.	X	
Maximum flow distance is 350 feet.	X	

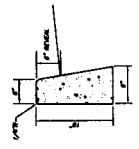
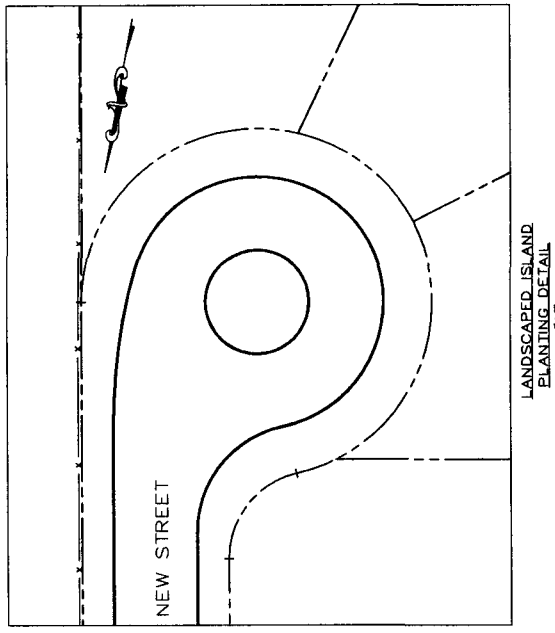
** Global Positioning System (GPS) Coordinates shall be projected in NAD 83 (US - NADCON) State Plane (feet) - Long Island Zone (FIPS 3104) and shall be survey-grade accurate. Horizontal and vertical benchmarks used shall be provided using Vertical NAVD 88 datum.

Subdivision Presentation Format

		MINOR SUBDIVISION	ROAD OPENING	SKETCH PLAN	PRELIMINARY PLAT	DRAINAGE PLAN	PLAT IN FINAL FORM
Sheet Size	20" x 36"						X
Scale	1" = 20'			X	X		
	1" = 100'			X	X		X
Profiles	Horizontal 1" = 40' or 50'		X			X	
	Vertical 1" = 4' or 5'		X			X	
Key Map	Streets within 1000'	X	X	X	X	X	X
Title Box	Development Name	X	X	X	X	X	X
	Tax Map Number	X	X	X	X	X	X
	Surveyor or Engineer Identification	X	X	X	X	X	X
	Seal and Signature	X	X	X	X	X	X
Location		X	X	X	X	X	X
Utilities		X	X			X	X
Zoning District Boundaries		X	X	X	X		X
Natural Features	Topography		X	X	X	X	
	Trees	X	X	X	X	X	
	Streams/Marshes	X	X	X	X	X	
Old Filed Lot Lines and Number		X		X	X		
Lot Layout	Street Widths	X	X	X	X	X	X
	Street Improvements	X	X			X	
	Drainage System	X	X	X	X	X	
	Street Name	X	X	X	X	X	X
	Easements Purpose	X	X		X	X	X
	Lots Numbered	X	X		X	X	X
	Dimensions to .01 Bearings (+/-10 sec)	X	X		X	X	X
	Uses Defined	X			X		X
	County Health Department Approval						X
	County Environmental Control Approval						X
	Utility Locations	X	X			X	X
	Monuments						X



NEW STREET PROFILE
SCALE: 1" = 20' VERT.



- NOTES:
1. ALL CONCRETE TO BE 4000 PSI AIR ENTRAINMENT.
 2. PRELIMINARY TO BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW.
 3. CURB SHALL BE 12" HIGH AND 12" WIDE.
 4. CURB SHALL BE 12" HIGH AND 12" WIDE.
 5. CURB SHALL BE 12" HIGH AND 12" WIDE.
 6. ALL CURB SHALL BE 12" HIGH AND 12" WIDE.
- CONCRETE CURB DETAIL
SCALE

SCHEMATIC: DISTRICT 0500 SECTION BLOCK LOT

REVISIONS

TOWN OF ISLIP

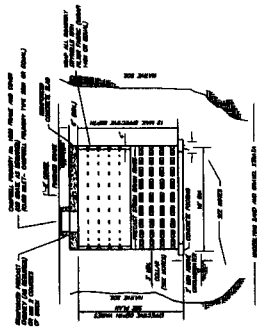
SUBDIVISION ESTATES

ROAD PROFILE AND 2 SITE DETAILS

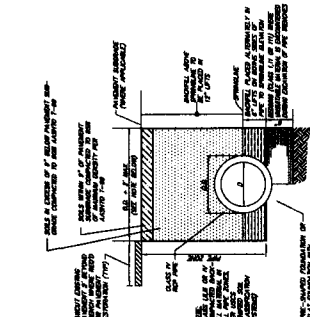
DATE DATE SCALE

PROJECT NO. 1000

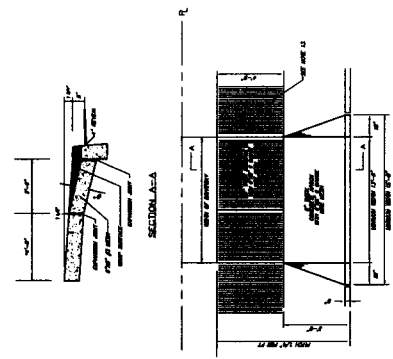
- RECAST CONCRETE STRUCTURE NOTES:
1. ALL RECAST CONCRETE SHALL BE 4000 PSI AIR ENTRAINMENT.
 2. RECAST CONCRETE SHALL BE 4000 PSI AIR ENTRAINMENT.
 3. RECAST CONCRETE SHALL BE 4000 PSI AIR ENTRAINMENT.
 4. RECAST CONCRETE SHALL BE 4000 PSI AIR ENTRAINMENT.
 5. RECAST CONCRETE SHALL BE 4000 PSI AIR ENTRAINMENT.
 6. RECAST CONCRETE SHALL BE 4000 PSI AIR ENTRAINMENT.
 7. RECAST CONCRETE SHALL BE 4000 PSI AIR ENTRAINMENT.



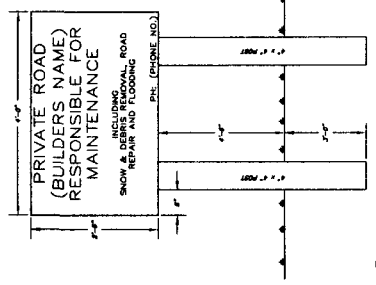
- NOTES:
1. LEACHING BASIN SHALL BE 12' WIDE AND 12' HIGH.
 2. LEACHING BASIN SHALL BE 12' WIDE AND 12' HIGH.
 3. LEACHING BASIN SHALL BE 12' WIDE AND 12' HIGH.
 4. LEACHING BASIN SHALL BE 12' WIDE AND 12' HIGH.
 5. LEACHING BASIN SHALL BE 12' WIDE AND 12' HIGH.
 6. LEACHING BASIN SHALL BE 12' WIDE AND 12' HIGH.
 7. LEACHING BASIN SHALL BE 12' WIDE AND 12' HIGH.
- LEACHING BASIN
SCALE



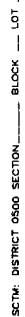
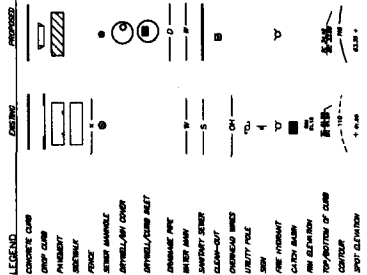
- NOTES:
1. PIPE TRENCH SHALL BE 12' WIDE AND 12' HIGH.
 2. PIPE TRENCH SHALL BE 12' WIDE AND 12' HIGH.
 3. PIPE TRENCH SHALL BE 12' WIDE AND 12' HIGH.
 4. PIPE TRENCH SHALL BE 12' WIDE AND 12' HIGH.
 5. PIPE TRENCH SHALL BE 12' WIDE AND 12' HIGH.
 6. PIPE TRENCH SHALL BE 12' WIDE AND 12' HIGH.
 7. PIPE TRENCH SHALL BE 12' WIDE AND 12' HIGH.
- PIPE TRENCH DETAIL - RCP
SCALE



DRIVEWAY APRON
SCALE



- NOTES:
1. SIGN SHALL BE 12' WIDE AND 12' HIGH.
 2. SIGN SHALL BE 12' WIDE AND 12' HIGH.
 3. SIGN SHALL BE 12' WIDE AND 12' HIGH.
 4. SIGN SHALL BE 12' WIDE AND 12' HIGH.
 5. SIGN SHALL BE 12' WIDE AND 12' HIGH.
 6. SIGN SHALL BE 12' WIDE AND 12' HIGH.
 7. SIGN SHALL BE 12' WIDE AND 12' HIGH.
- DEVELOPER MAINTENANCE SIGN
SCALE

SUBDIVISION
ESTATES

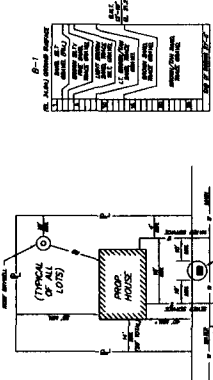
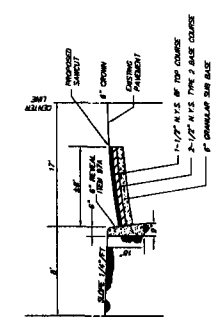
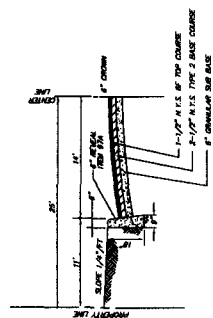
TOWN	HAMILTON		COUNTY
SHEET 1 OF 2		PROJECT NO. SCALE SCALE DATE DAY	
GRADING & DRAINAGE PLAN			
10' = 100' - 1/4"			

5
 1.250 S.F.
 75' WIDE (70' ALONG OLD-DE-SAC)
 100' (30' LOT X)
 14' WIDE - 28' TOTAL
 15'
 (SEE MASS PROPOSED)
 100' AT THE
 100' FROM THE STREET MAY BE A 100' AT THE
 100' FROM THE STREET MAY BE A 100' AT THE

[illegible][illegible]

1. ALL METHODS AND MATERIALS OF CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND INTERPRETATIONS OF THE FORM OF GPS, THE SUFFOLK COUNTY DEPARTMENT OF HIGHWAY DESIGN, AND THE SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS AND OTHER APPLICABLE AGENCIES.

- A. IMPROVE CEMENTS TO MAKE AERIAL CONSTRUCTION FEASIBLE
- B. IMPROVE CEMENTS TO MAKE AERIAL CONSTRUCTION FEASIBLE
- C. IMPROVE CEMENTS TO MAKE AERIAL CONSTRUCTION FEASIBLE
- D. IMPROVE CEMENTS TO MAKE AERIAL CONSTRUCTION FEASIBLE
- E. IMPROVE CEMENTS TO MAKE AERIAL CONSTRUCTION FEASIBLE

[illegible][illegible]

CUL-DE-SAC ROAD SECTION

EXISTING AVE. ROAD SECTION

FOR MORE COPY MATERIALS, 800-341-4411. ORDER THE RIGHT OF A
 "YES" AT THE "YES" SIGNATURE LINE AND HAVE THE RIGHT TO
 "NO" AT THE "NO" SIGNATURE LINE. (SEE PAGE 11)

Site Plan Checklist

Show Suffolk County Tax Map number in lower right hand title box.		Show existing edges of the pavement to be saw cut prior to paving	
Give name, address, and telephone number of the applicant.		Pavement specification is 12" NYS 6F top, 5" Item 201 base course.	
State name and location of property (streets and hamlet).		All paved areas to be bordered by continuous concrete curb. Concrete curb specification is 9" curb base, 4000 psi.	
Certify plans with seal and signature by licensed Engineer, Architect or Surveyor.		Submit copy of NYSDOT SCDPW permit for work within right of way	
Show key map, scale, north arrow, and date drawing was prepared.		Install a street type entrance curb cut (30' wide, 20' radius), a minimum of 10 feet off the side of property lines.	
Show total areas of the site and each building (proposed and existing) and floor area ratio (FAR).		Show curbing (Item 97A) and sidewalks (Item 105) to be installed on all street frontages.	
Show zoning, ownership, and use of subject and adjacent properties.		Show parking requirement calculations	
Show distances and bearings along boundaries of the site.		Show parking space and aisle dimensions.	
Show distance to structures of adjacent properties with their uses. Show all existing utilities on site: water, sanitary/storm sewer, and electrical points of connection. All utilities are to be installed/relocated underground - show proposed underground route and give GPS coordinates.**		Show disability parking in compliance with Section 1106 of the NYS Building Code. Show ramps with 1:12 slopes. Show permanently installed signs, at a clear height of between 60" and 84" above grade. Each access aisle shall be provided with a signage reading "No Parking Anytime". Signs shall not interfere with an accessible route from an access aisle.	
Identify location of proposed or existing fire hydrants and fire access roadway routes.		Show passenger loading zones in compliance with ICC/ANSI A117.1 for medical facilities where the period of stay exceeds 24 hours for valet parking services.	

Site Plan Checklist

Show building setback lines.			Island returns must be 15' long and a minimum of 6' wide.	
Indicate use of the proposed building.			One way aisles and angular parking are unacceptable.	
Show building dimensions and location of all doors.			Show town datum used.	
Provide building corner guards.			Show existing and proposed grades using contours through site and to a point 50 feet beyond boundaries, including street centerline elevations.	
Note dedication, if any, to be filed prior to issuance of Certificate of Occupancy.			Show first floor and top of curb elevations.	
Show landscape calculation and design (minimum 20% of lot, excluding buffer zones). A minimum of 50% of all required landscaping shall be located within the front yard area of the site.			Show detail of retaining wall with railing.	
Show installation of a hedge, berm, and/or decorative fence to screen all parking areas.			Show calculations for a storage of 2" rainfall for all on-site contributory areas.	
Show in-ground irrigation system along entire road frontage and buffer zones.			Show run-off coefficients (100% paving and roof, 15% land).	
Twenty five foot buffer zone required whenever the site adjoins residential district or use: Show fencing along property line. Show screen planting and deciduous trees, 20 feet on center.			Define contributory areas using ridge lines or flow arrows.	
Show location and enclosure detail for refuse.			Show location, size and casting elevations of all proposed and existing drainage structures on site and in street and provide GPS coordinates for all.	

Site Plan Checklist

Show street tree species and caliper, planted 20 feet on center, minimum three feet behind property line.			Show date, location and elevation of test holes.	
Submit lighting plan, detail of lighting fixtures and photometric plan. Also submit GPS coordinates for all fixtures.			Show test holes to be 2' below deepest drainage structure.	
Note on plan "Contact the Engineering Inspector (224-5360) at least 24 hours prior to start of any work. Work performed without inspection shall be certified to the Engineer's satisfaction at the applicant's expense."			Show drainage installed minimum 2' above groundwater, maximum depth of 12'	
Note on plan "Coordinate and complete all utility relocations."			Show drainage structures with footing rings.	
Note on plan "All utilities to be installed underground."			Show connecting pipe to be a minimum of 10', 15" RCP CLIV or CPP between structures.	
Note on plan "Obtain a Town DPW road opening permit."			Show a minimum 20' between storm drainage and septic systems.	
Show name and width of all adjoining streets.			Submit a Short Environmental Assessment Form (SEAF)	
Show cross section detail of on site and street improvements to include all improvements within right of way.				
Describe condition and type of surface on all adjoining streets.				

** Global Positioning System (GPS) Coordinates shall be projected in NAD 83 (US - NADCON) State Plane (feet) - Long Island Zone (FIPS 3104) and shall be survey-grade accurate. Horizontal and vertical benchmarks used shall be provided using Vertical NAVD 88 datum.

DRAINAGE CALCULATIONS

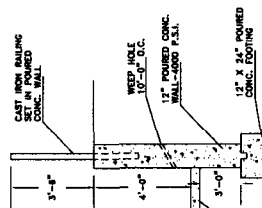
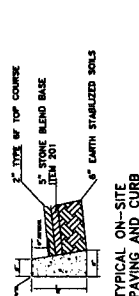
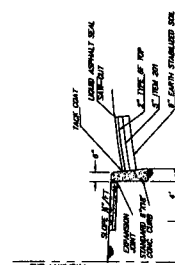
KEY	USE	MATERIAL	AREA IN S.W. OF	EQ. DESIGN	STRUCTURE	DESIGN	AREA
AREA 1	ROOF	ASPHALT	11800 X 1.00 = 11800	CF + 98.42	CF + 29	WF	
AREA 2	PARKING LOT	ASPHALT	5373 X 1.00 = 5373	CF + 105	CF		
AREA 3	PARKING LOT	ASPHALT	5373 X 1.00 = 5373	CF + 105	CF		
STREET	LANDSCAPE	ASPHALT	5373 X 1.00 = 5373	CF + 105	CF		

GENERAL NOTES		SANITARY CALCULATIONS	
1- ALL WORK TO CONFORM TO THE LATEST PLANNING BOARD SPECIFICATIONS AND STANDARDS.	2- 24 HOURS TO BE MAINTAINED AT ALL TIMES WITHOUT INTERFERENCE TO THE ENGINEER'S CONSULTANT AND TO THE CITY'S UTILITIES. OBTAIN A TOWN OF ROAD OPENING PERMIT.	MINIMUM REQUIREMENTS - 0.1 GAL. PER S.W. AREA	STREET 1200 GAL. X 1200 S.F. = 14400 G.P.D.
3- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF ROAD OPENING PERMIT.	4- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF ROAD OPENING PERMIT.	USE ONE (1) 1500 GAL. SEPTIC TANK	USE ONE (1) 1500 GAL. SEPTIC TANK
5- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF ROAD OPENING PERMIT.	6- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF ROAD OPENING PERMIT.	USE ONE (1) 1500 GAL. SEPTIC TANK	USE ONE (1) 1500 GAL. SEPTIC TANK
7- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF ROAD OPENING PERMIT.	8- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF ROAD OPENING PERMIT.	USE ONE (1) 1500 GAL. SEPTIC TANK	USE ONE (1) 1500 GAL. SEPTIC TANK

LANDSCAPE SCHEDULE – NATIVE SPECIES ONLY						
No.	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY.	COST
1	RED OAK	RED OAK	26"–3"	26"O.C.	4	
2	ACER RUBRUM	SWAMP MAPLE	26"–3"	26"O.C.	5	
3	TULIP TREE	TULIP TREE	26"–3"	26"O.C.	4	
	LOCALLY GROWN	RED				
		HYDRANGEA WITH "FABRIGAUDE MOTIVE"				

PARKING CALCULATIONS		PROPERTY INFORMATION	
SETBACK AREA	200 SF/SPACE = 9 SPACES REQ'D	SUFF. CO. TAX MAP NO.	8
DRIVEWAY AREA	10115 SF + 800 SF/SPACE = 17 SPACES REQ'D	DRY. SECT. BLOCK	LOT
WALKWAY AREA	10115 SF + 800 SF/SPACE = 17 SPACES REQ'D	DRY. SECT. BLOCK	LOT
WALKWAY AREA	10115 SF + 800 SF/SPACE = 17 SPACES REQ'D	DRY. SECT. BLOCK	LOT
WALKWAY AREA	10115 SF + 800 SF/SPACE = 17 SPACES REQ'D	DRY. SECT. BLOCK	LOT

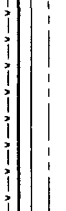
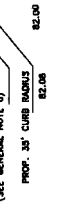
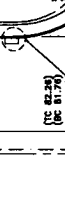
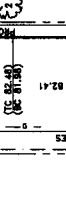
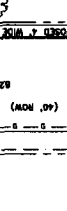
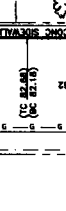
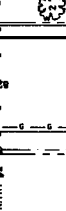
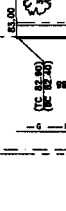
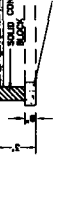
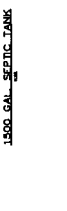
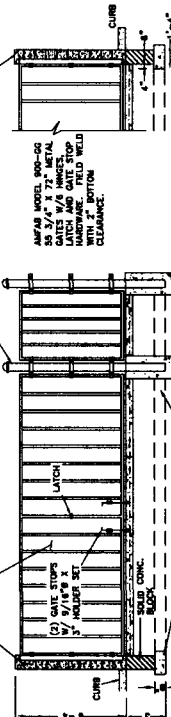
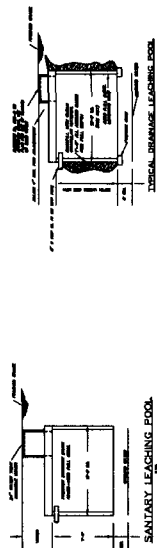
TOWN OF ISLIP TYPICAL SITE PLAN	
PREPARED BY TOWN OF ISLIP DEPT. OF PLANNING AND DEVELOPMENT	DATE SCALE: AS NOTED FILE NO. SHEET No. 1 OF 1



TRUCKWELL DETAIL

TEST BORE LOG
EL. 81.50
TOPSOIL
EL. 80.00
LOAM
EL. 77.00
SAND AND GRAVEL
EL. 70.00
GROUND WATER
EL. 60.00

TEST BORE LOG
DATE
COMPANY



MODEL TRAFFIC IMPACT STUDY

I. BACKGROUND:

- Description of proposed development
- Identification of peak hours and whether weekends will be used in the impact analysis
- Description of study area
- Location of proposed Access points

II. BASE TRAFFIC CONDITIONS:

- Accident analysis
- Description of road network and intersections adjacent to site and at access points
- Counts during peak-impact hours

III. SITE TRAFFIC GENERATION:

- Trip generation rates used and the source of these rates
- Traffic generated during peak impact hours

IV. SITE TRAFFIC DISTRIBUTION:

- Method used to distribute traffic
- Table showing estimated traffic movements by direction
- Discussion of method used for traffic assignment and assumptions for assignment of traffic to network

V. NON-SITE TRAFFIC PROJECTIONS:

- Definition of design year—opening of proposed development
- Identification of development in study area whose traffic is to be included in calculations
- Adjustments of off-site through traffic volumes
- Assembling of off-site traffic forecast for design year

VI. TRAFFIC ASSIGNMENTS:

- Assignment of peak-period traffic to intersections and access points
- Figures for existing peak impact traffic hours, site traffic and total traffic
- LOS (Level of service) comparisons and conclusions for surrounding roads and intersections, both existing and proposed at the discretion of the Department of Traffic Safety
- Recommended access design improvements

VII. REVIEW OF SITE PLAN:

- LOS change mitigation
- Parking layout
- Loading dock locations and access, including design truck used
- Recommended changes

VIII. DISCUSSION OF FUTURE TRAFFIC CONDITIONS:

- Other developments in area

Criteria have been established in the CEQR Technical Manual for determining impacts for overall intersection and individual movements at **unsignalized** intersections as follows:

1. For LOS A, B, C, the No Build level of service deteriorated to unacceptable LOS D (more than 30 seconds), or E or F in the Build condition would be considered a significant impact.
2. For LOS D, and increase of 5 seconds from the No Build condition to the Build condition would be considered a significant impact.
3. For LOS E, an increase of 4 seconds from the No Build condition to the Build condition would be considered a significant impact.
4. For LOS F, an increase of 3 seconds from the No Build condition to the Build condition would be considered a significant impact.
5. For the minor street to trigger a significant impact in the Build condition, 90 passenger car equivalents must be identified during any peak hour.

The criteria established as part of the CEQR Technical Manual (1997) for determining impacts for overall intersection and individual approaches at **signalized** intersections is:

6. For LOS A, B, C, the No Build level of service deteriorated to unacceptable LOS D (more than 45 seconds), or E or F in the Build condition would be considered a significant impact.
7. For LOS D, an increase of 5 seconds from the No Build condition to the Build condition would be considered a significant impact.
8. For LOS E, an increase of 4 seconds from the No Build condition to the Build condition would be considered a significant impact.
9. For LOS F, and increase of 3 seconds from the No Build condition to the Build condition would be considered a significant impact.
10. For LOS F (with No Build delays in excess of 120 seconds), an increase of 1 second from the No Build condition to the Build condition would be considered a significant impact unless the proposed action would generate less than 5 vehicles through the intersection during a peak hour.

Appendix C - Construction Standards

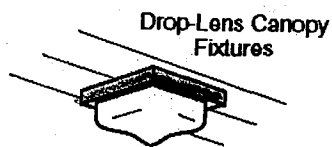
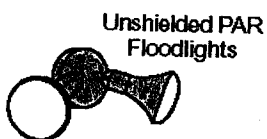
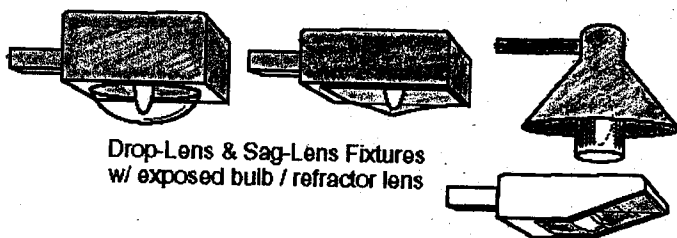
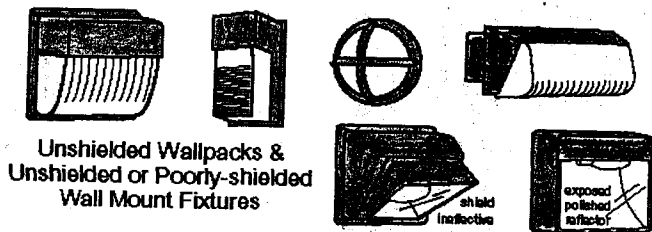
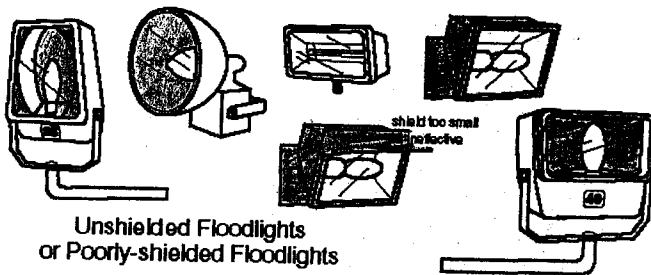
Exterior Site Lighting Sample Lighting Fixtures

Note: The following drawings are for illustrative purposes only. Approval of any fixture styles to be installed as part of a development application under review will be at the sole discretion of the Town Engineer.

Examples of Acceptable / Unacceptable Lighting Fixtures

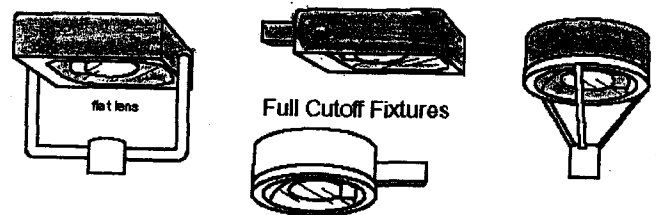
Unacceptable / Discouraged

Fixtures that produce glare and light trespass

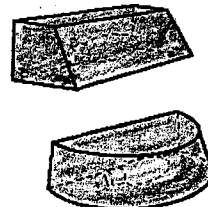


Acceptable

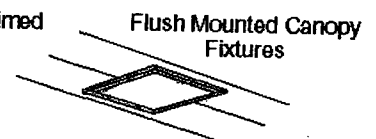
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Fully Shielded
Wallpack & Wall
Mount Fixtures

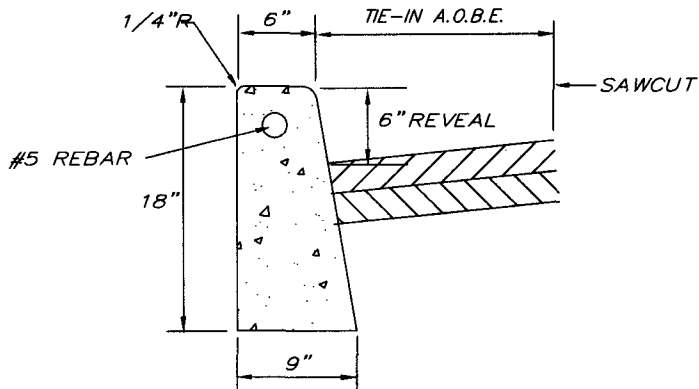


Fully Shielded Fixtures

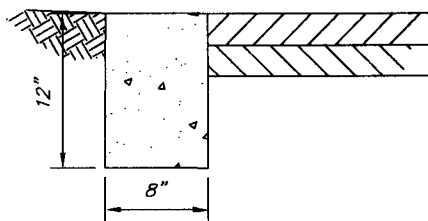


CONCRETE CURB DETAIL

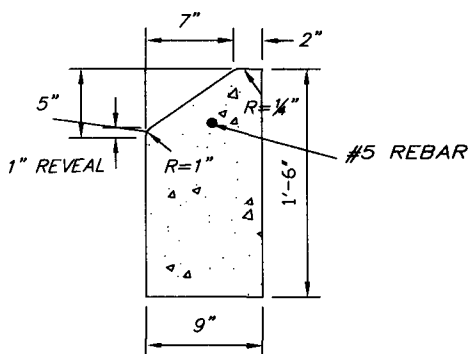
N.T.S.



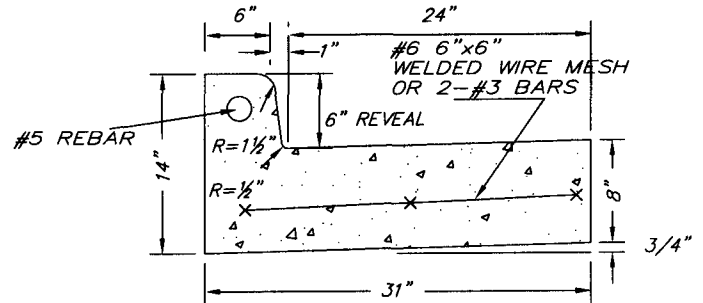
STANDARD TYPE "A" CURB
ITEM 97A



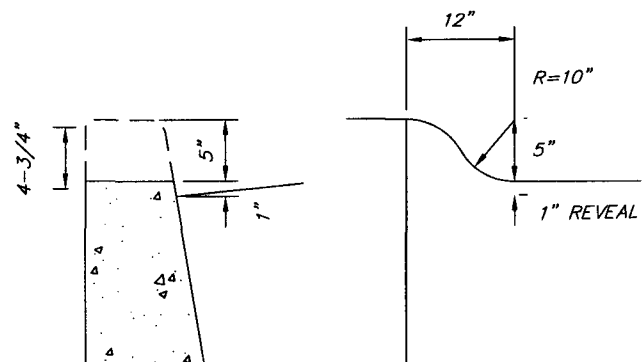
STANDARD TYPE "C" CURB
FLUSH CURB
ITEM 97C



STANDARD TYPE "D" CURB
MOUNTABLE CURB
ITEM 97D



STANDARD TYPE "B" CURB
ITEM 97B



DETAIL AT DROP CURB
MINIMUM WIDTH 13' ON FLAT
15' FROM JOINT TO JOINT

NOTES:

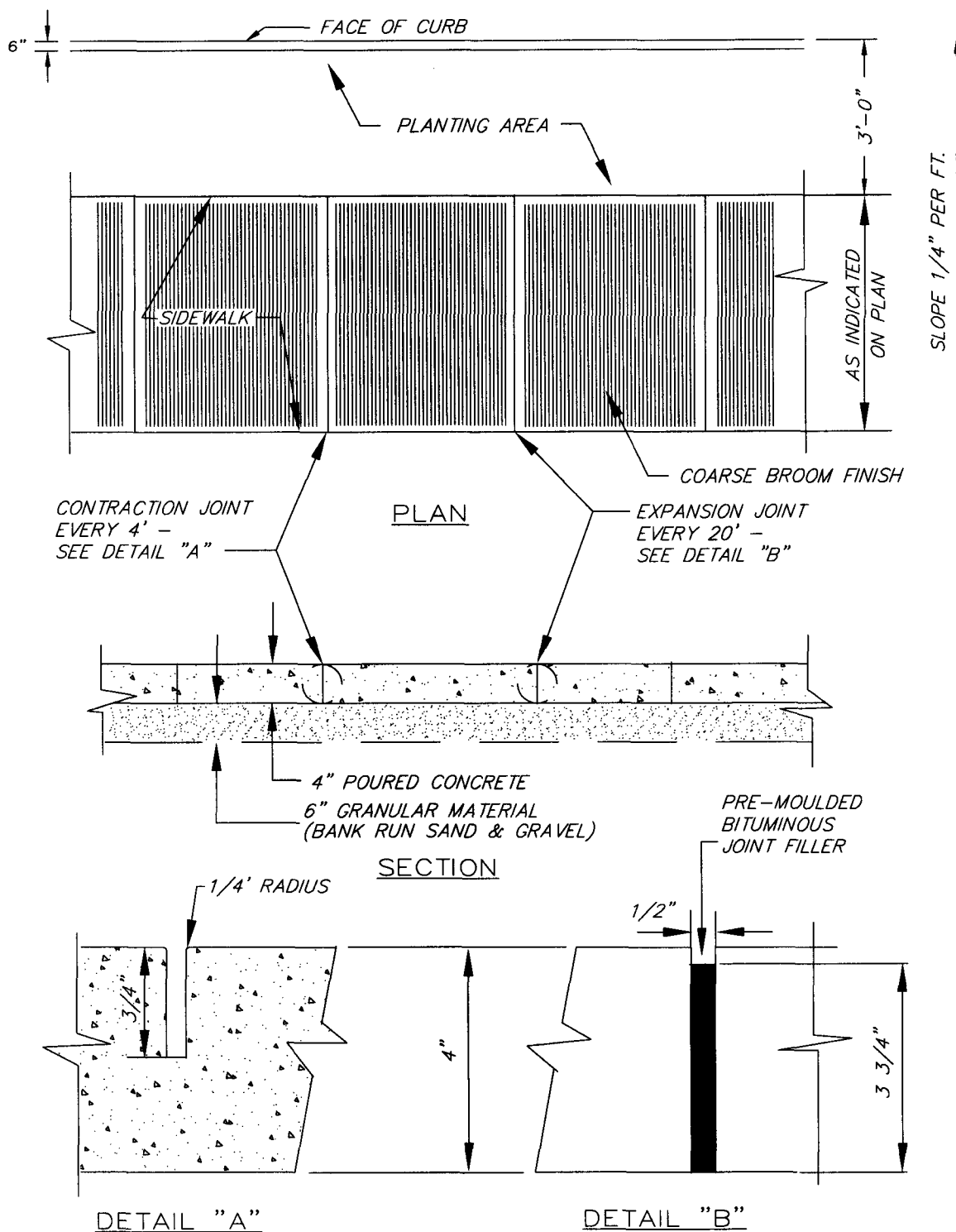
1. ALL CONCRETE TO BE 4000 PSI AIR ENTRAINED.
2. FOR LOCATION OF CURB FROM PROPERTY LINE, SEE STANDARD ROAD SECTION.
3. STEEL FORMS OR EQUAL SHALL BE USED.
4. EXPANSION JOINTS 1/2" THICK 20' O.C. SHALL BE USED.
5. ALL CONCRETE SHALL BE TAMPED IN PLACE, NO HONEYCOMB WILL BE ALLOWED. FINISH SHALL BE SMOOTH AND EVEN - RUBBED WITH A WOOD FLOAT.
6. ALL EDGES SHALL BE TOOL ROUNDED.
7. CYLINDER TESTING REQUIRED AS PER P.E.

CONSTRUCTION STANDARDS

CONCRETE CURB ITEM 97



Town of Islip
Department of Planning and Development



ALL CONCRETE SHALL BE AIR ENTRAINED, 4000 PSI
CYLINDER TESTING REQUIRED AS PER P.E.

CONCRETE SIDEWALK

ITEM 105

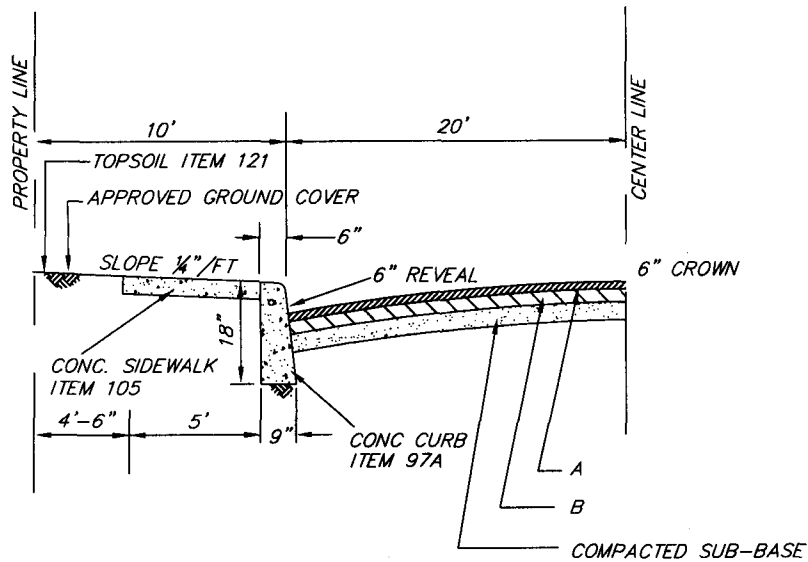
N.T.S.

CONSTRUCTION STANDARDS

CONCRETE SIDEWALK ITEM 105



Town of Islip
Department of Planning and Development



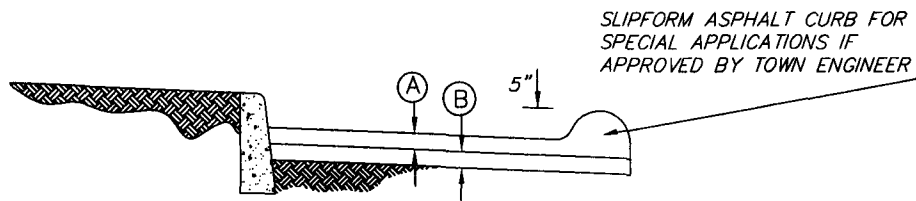
ALTERNATE A

1. 1 1/2" N.Y.S. TYPE 6F ITEM 6F
2. 2" N.Y.S. TYPE 6F ITEM 6F
3. 2" N.Y.S. TYPE 6F ITEM 6F
4. 2" N.Y.S. TYPE 6F ITEM 6F

B

- 4" N.Y.S. TYPE 2 ITEM 45-2
- 5" DENSE GRD. AGGR. ITEM 201
- 8" RECYCLE CONCRETE ITEM 45-RC
- TOP ONLY STREET REPAIR

INDUSTRIAL ROAD



ALTERNATE A

1. 1 1/2" N.Y.S. TYPE 6F ITEM 6F
2. 1" N.Y.S. TYPE 6F ITEM 6F
3. 2" N.Y.S. TYPE 6F ITEM 6F
4. 2" N.Y.S. TYPE 6F ITEM 6F

B

- 5" DENSE GRA. AGGR. ITEM 201
- 4" N.Y.S. TYPE 2 ITEM 45-R
- 3" BANK RUN PLANT MIX ITEM 45-R
- 6" RECYCLED CONCRETE ITEM 45-RC

PARKING FIELD

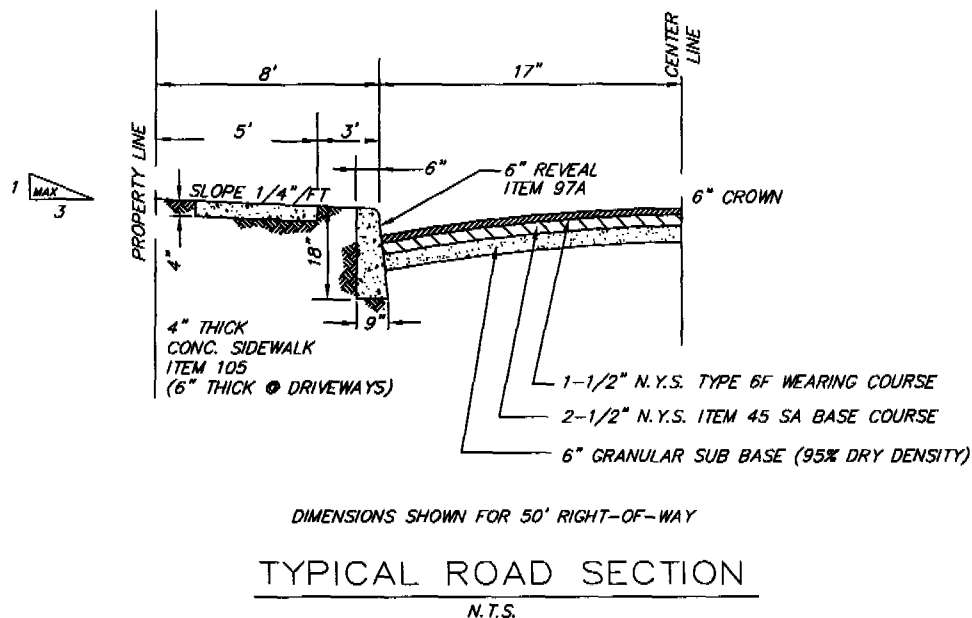
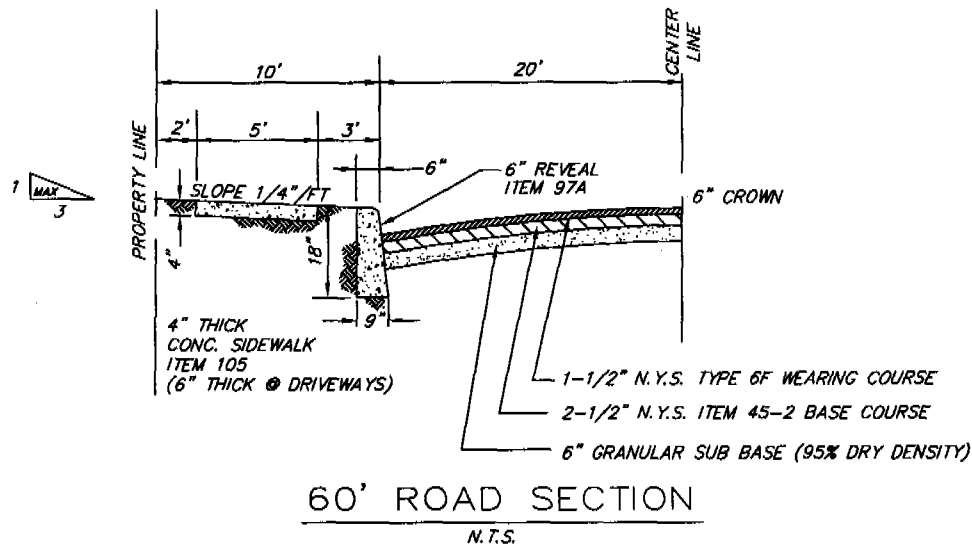
1. ALL CONCRETE TO BE 4000 P.S.I.
2. FOR LOCATION OF CURB FROM PL SEE STD. RD. SEC.
3. STEEL FORMS OR EQUAL SHALL BE USED.
4. EXPANSION JOINTS 1/2" THICK 20' O.C. SHALL BE USED.
5. ALL CONCRETE SHALL BE TAMPED IN PLACE. NO HONEYCOMB WILL BE ALLOWED. FINISH SHALL BE SMOOTH AND EVEN RUBBED WITH A WOOD FLOAT.
6. ALL EDGES SHALL BE TOOL ROUNDED.
7. CERTIFICATION REQUIRED FROM MANUFACTURER OF RECYCLED CONCRETE.
8. TRUCK TRAVELED AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INDUSTRIAL ROAD SPECIFICATION.
9. CYLINDER TESTING REQUIRED AS PER P.E.

CONSTRUCTION STANDARDS

INDUSTRIAL ROAD PARKING FIELD



Town of Islip
Department of Planning and Development



DIMENSIONS SHOWN FOR 50' RIGHT-OF-WAY

GENERAL NOTES:

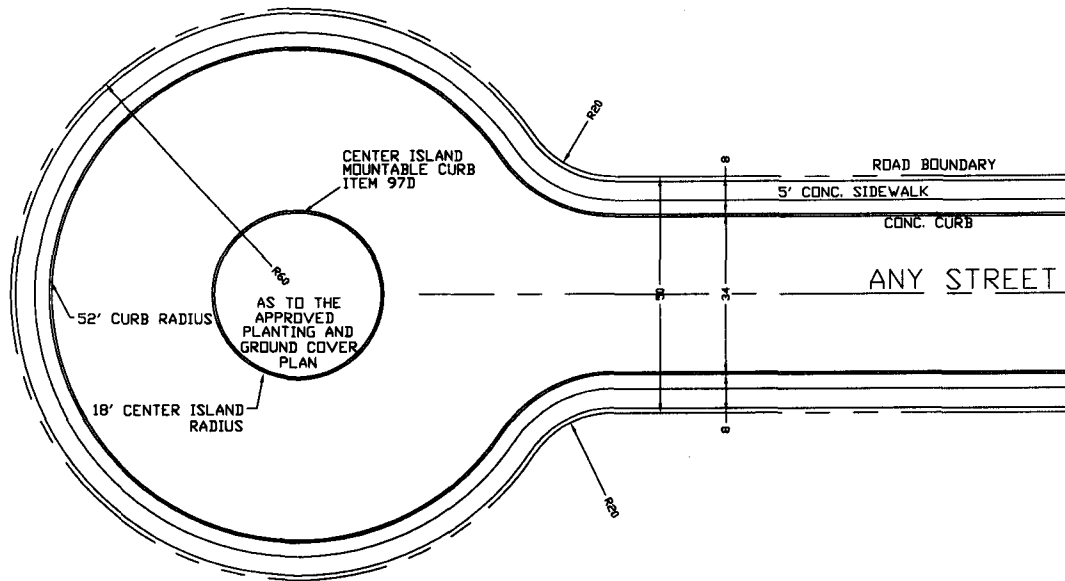
1. ALL ROAD SECTIONS SHALL BE SYMMETRICAL ABOUT CENTER LINE.
2. ALL POLES, HYDRANTS, ETC. SHALL NOT BE PLACED WITHIN THE SEEDED SIDEWALK AREA. THE FACES OF SUCH POLES, HYDRANTS, ETC. SHALL NOT BE MORE THAN 1'-0" FROM THE EDGE OF THE TRAVELWAY OR FACE OF CURB.
3. ALL UTILITIES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF SUB-BASE.
4. ROAD SECTIONS FOR WIDTHS OTHER THAN THOSE SHOWN, OR FOR SPECIAL TOPOGRAPHICAL CONDITIONS, ARE TO BE SPECIALLY APPROVED.
5. THE CROSS SECTION SHALL BE AS SHOWN ON THIS SHEET OF TYPICAL ROAD SECTIONS.
6. THEY SHALL BE PROPERLY SURFACED FOR THE FULL WIDTH OF THE TRAVEL WAY.
7. THEY SHALL BE PROPERLY GRADED IN ACCORDANCE WITH THE APPROVED PROFILE.
8. CONCRETE CURBS SHALL BE REQUIRED ON ALL STREETS.
9. ALL MATERIALS SHALL CONFORM TO THE SPECIFICATIONS FOR THE ITEM SHOWN.
10. FIELD COMPACTION OF ASPHALT SHALL BE 95% OF DESIGN DENSITY. A LABORATORY SPECIMEN MADE IN THE PROPORTIONS OF THE JOB MIX FORMULA FOR EACH CLASS MIX COMPACTED BY 75 BLOWS ON EACH FACE OF A 2 1/2" THICK SPECIMEN BY A STANDARD MARSHALL HAMMER SHALL BE AS THE STANDARD FOR DENSITY COMPARISON.
11. ASPHALT SURFACE SHALL HAVE A COMPRESSIVE STRENGTH OF 100 P.S.I..
12. C.B.R. VALUE OF 6" GRANULAR SUB-BASE SHALL BE 80.
13. C.B.R. VALUE OF SUB-BASE SHALL BE 20.

CONSTRUCTION STANDARDS

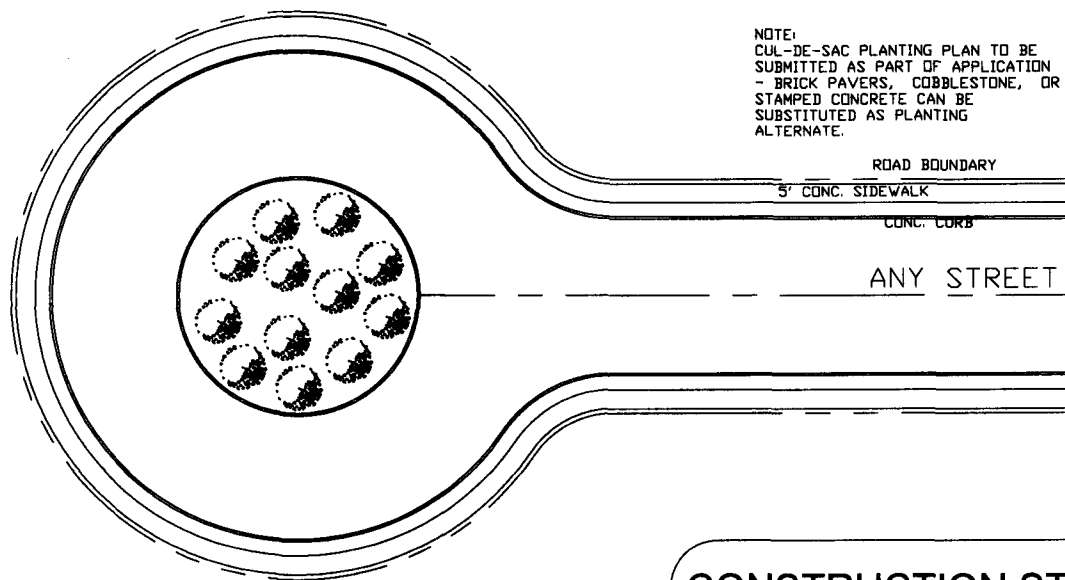
ROAD SECTION



Town of Islip
Department of Planning and Development



CUL-DE-SAC

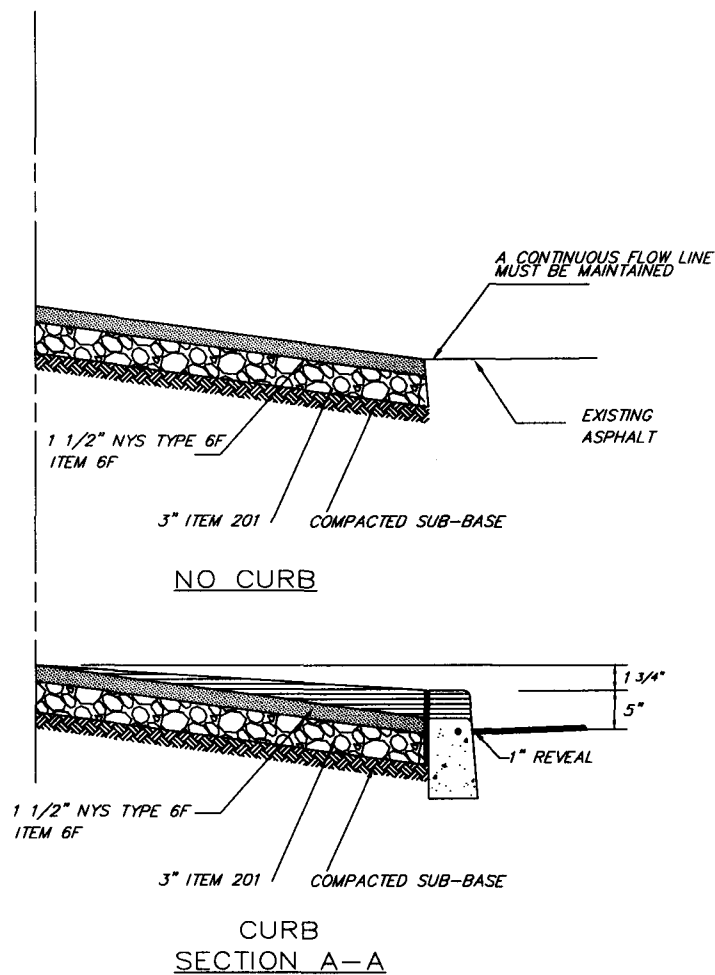
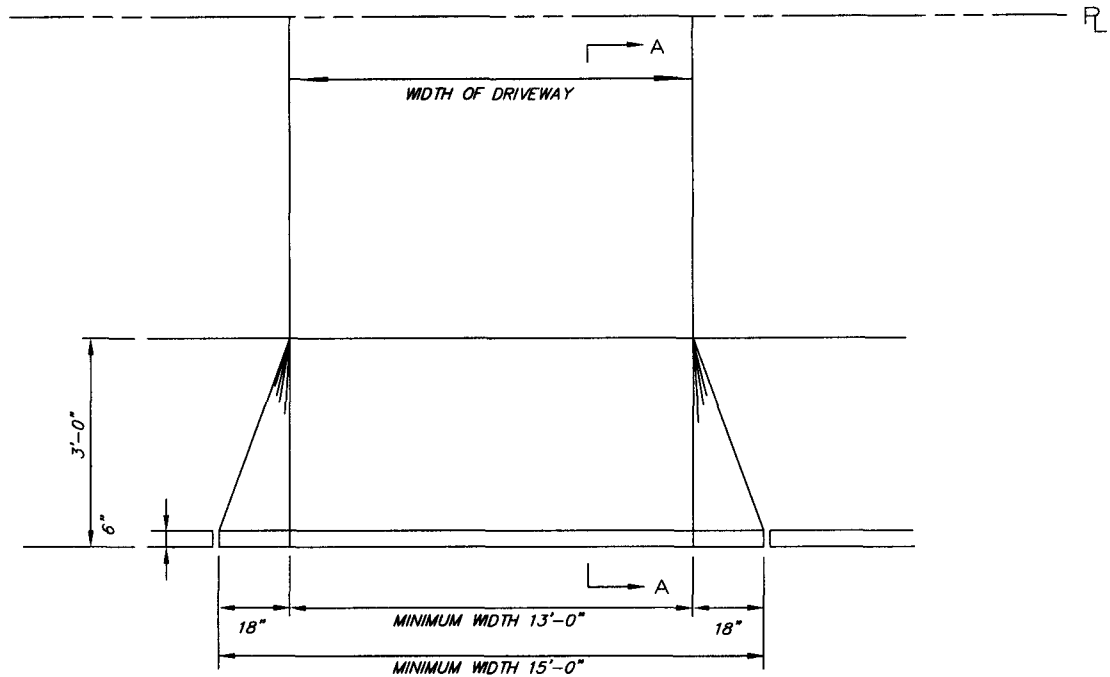


CONSTRUCTION STANDARDS

CUL-DE-SAC 50' R.O.W.



Town of Islip
Department of Planning and Development



CONSTRUCTION STANDARDS

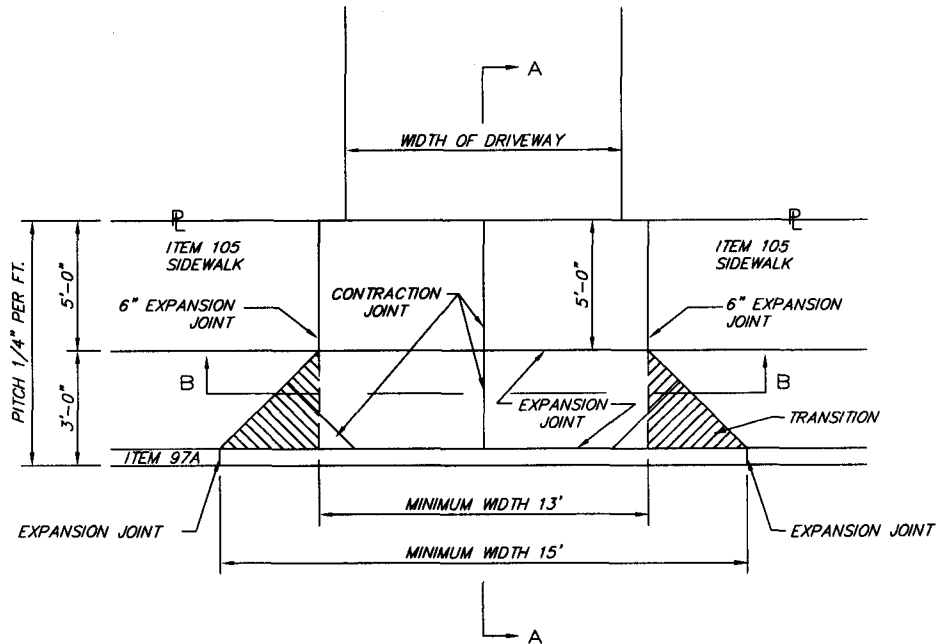
RESIDENTIAL ASPHALT APRON

ITEM 51D

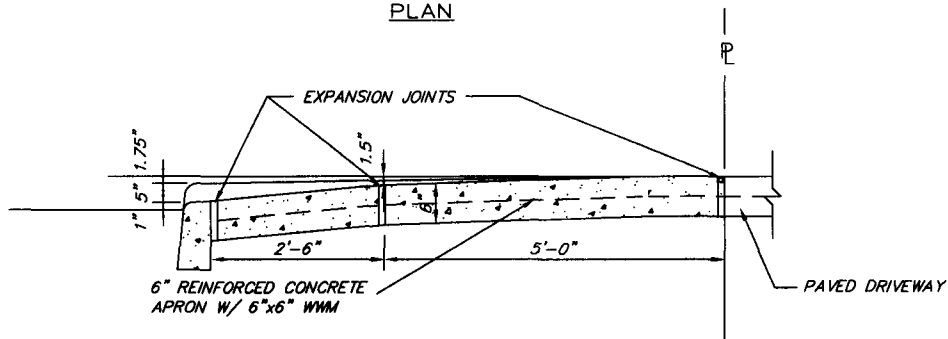


Town of Islip
Department of Planning and Development

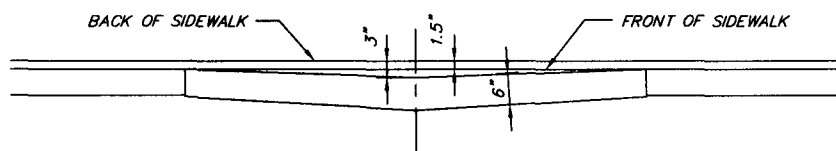
6A



PLAN



SECTION A-A



SECTION B-B

NOTE:
FOR COMMERCIAL USE MINIMUM WIDTH SHALL BE 30' AT PROPERTY LINE CURB RETURN.

CONCRETE DRIVE APRON — ITEM 47AP

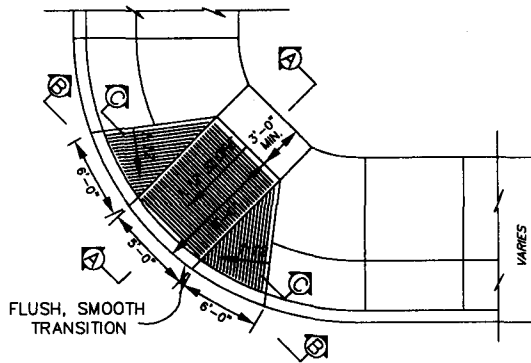
N.T.S.

CONSTRUCTION STANDARDS

CONCRETE APRON
ITEM 47AP
*RESIDENTIAL USE ONLY



Town of Islip
Department of Planning and Development

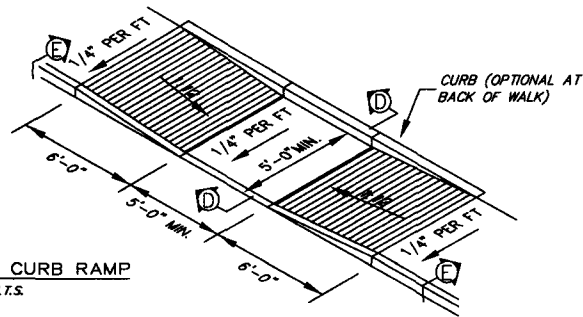


PLAN VIEW (ALTERNATE)

SIDEWALK CURB RAMP
FOR CORNER RADIUS

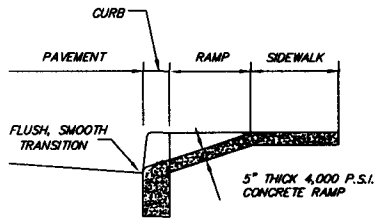
N.T.S.

NOTE:
IF THE DISTANCE FROM TOP
OF RAMP TO BACK EDGE OF
SIDEWALK IS 4' OR GREATER,
THE SLOPE ON SIDE FLARES
MAY BE 1:10



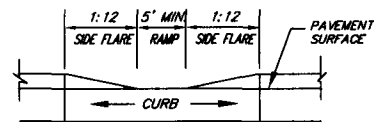
SIDEWALK CURB RAMP

N.T.S.



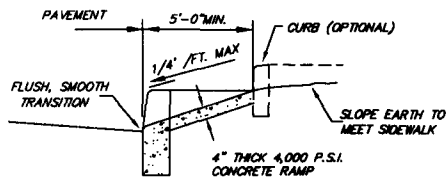
SECTION A-A

N.T.S.



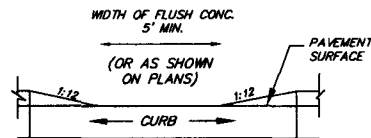
SECTION B-B

N.T.S.



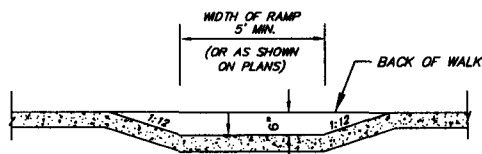
SECTION D-D

N.T.S.



SECTION E-E

N.T.S.



SECTION C-C

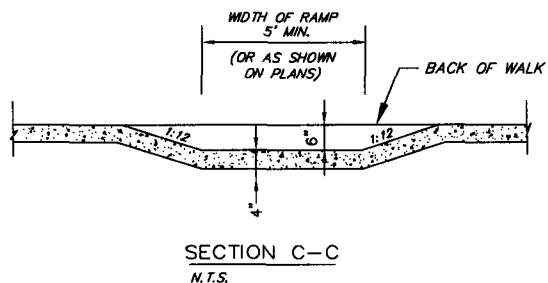
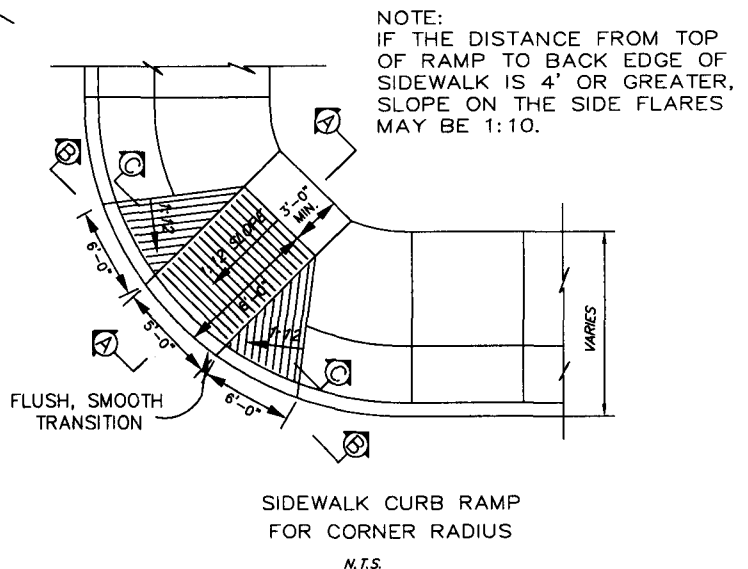
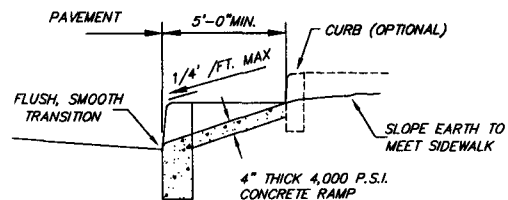
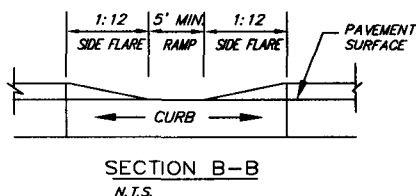
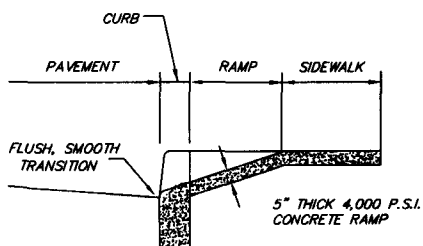
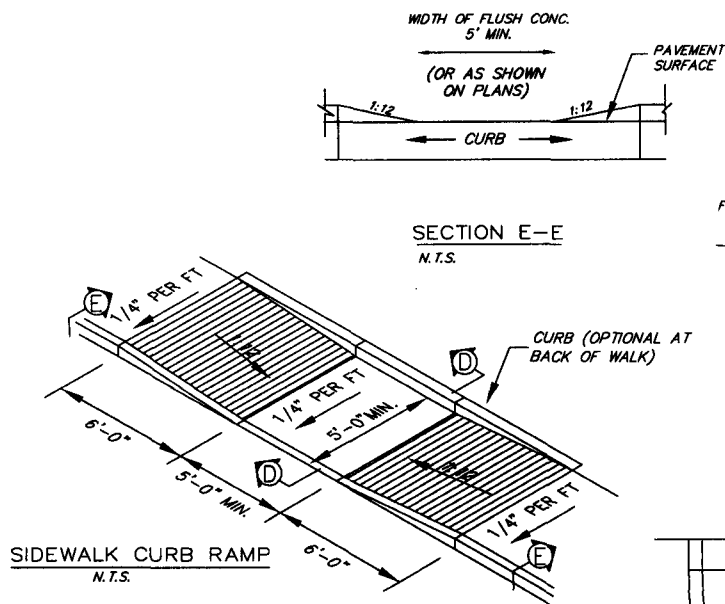
N.T.S.

CONSTRUCTION STANDARDS

SIDEWALK RETURN
ITEM 105



Town of Islip
Department of Planning and Development



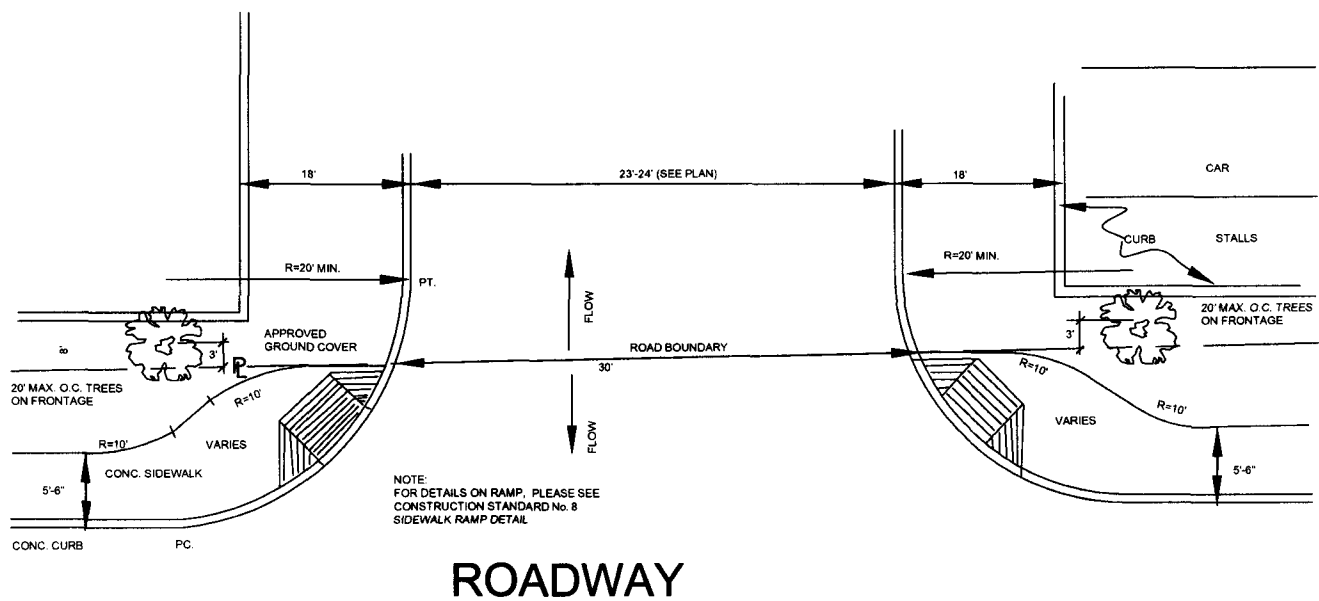
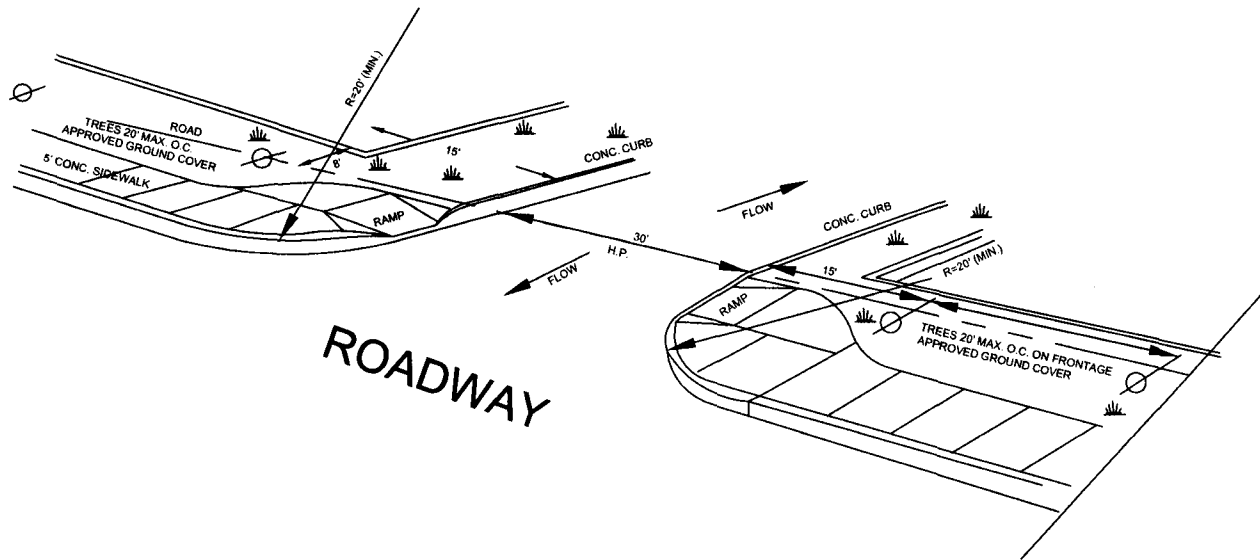
NOTES:

1. CURB CUT RAMP TYPE AND LOCATION ARE TO BE AS SHOWN.
2. SURFACE TEXTURE OF RAMP SHALL BE DEEP GROVE, $\frac{1}{2}$ " WIDE BY $\frac{1}{4}$ " DEEP, 1" CENTERS TRANSVERSE TO THE RAMP.
3. THE NORMAL PAVEMENT EDGE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
4. WHEN THE INTERSECTION CONTAINS PEDESTRIAN ACTIVATED SIGNALS, MAKE PROVISIONS FOR A PERSON IN A WHEELCHAIR TO ACTIVATE SIGNAL WITHOUT STOPPING ON RAMP.
5. STOP LINES ARE TO BE PROVIDED IN ADVANCE OF WHEELCHAIR RAMPS.
6. WHERE FEASIBLE, PROVIDE FOR DRAINAGE PICK-UPS IMMEDIATELY UPSTREAM FROM THE RAMP. RETICULINE OR RECTANGULAR GRATES ARE TO BE USED IN THE AREA OF RAMPS.

CONSTRUCTION STANDARDS

SIDEWALK RAMP DETAIL





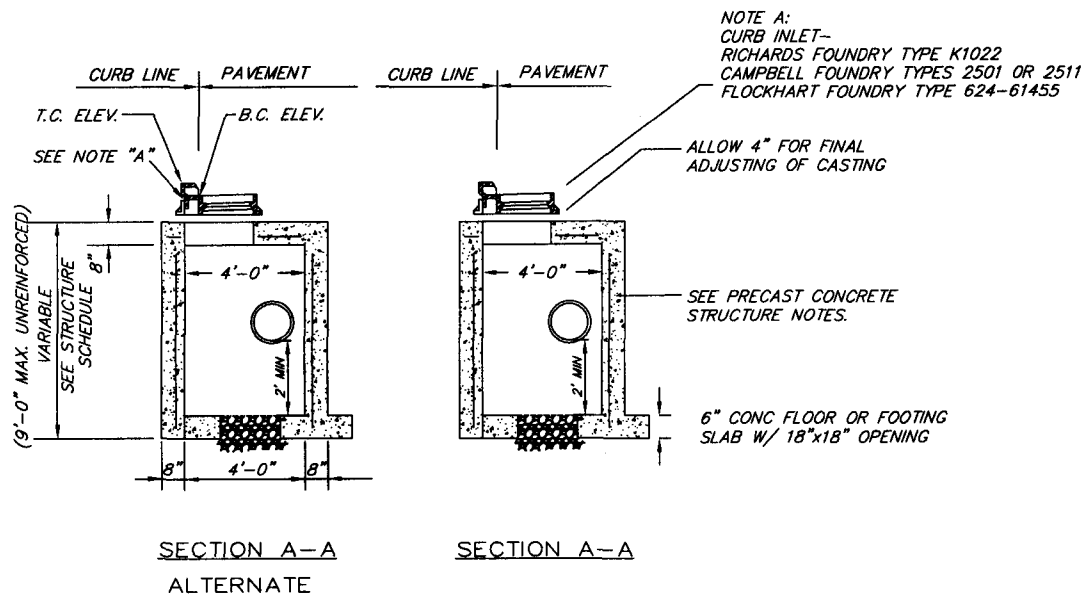
- NOTES:
1. PARKING LOT CURB TO BE 8' OFF PROPERTY LINE
 2. MOVE TREES 5' BEHIND PROPERTY LINE

CONSTRUCTION STANDARDS

CURB RETURN PARKING FIELD ENTRANCE

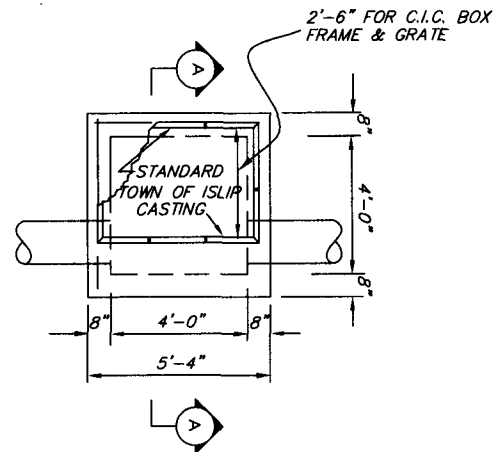
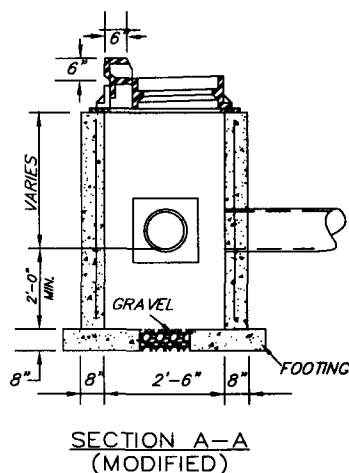


Town of Islip
Department of Planning and Development

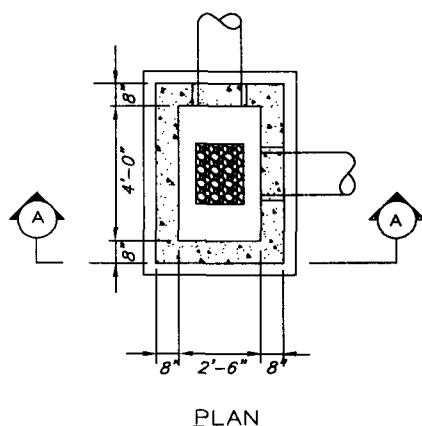


CATCH BASIN - ITEM 102 CB

N.T.S.



NOTE:
ALL CONCRETE TO BE 4000 P.S.I.



NOTE:
ITEM 102 CB (MODIFIED) SHALL BE
USED WITH APPROVAL OF TOWN
ENGINEER FOR SPECIAL UTILITY
CLEARANCE AND SIMILAR SPECIAL
CIRCUMSTANCES

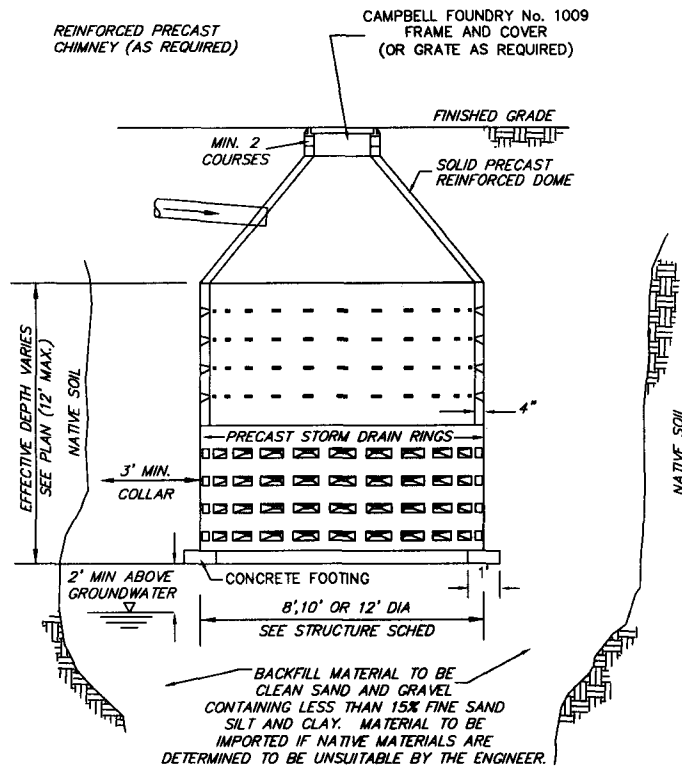
CONSTRUCTION STANDARDS

CATCH BASIN ITEM 102 CB & ITEM 102 CB MODIFIED



Town of Islip
Department of Planning and Development

10

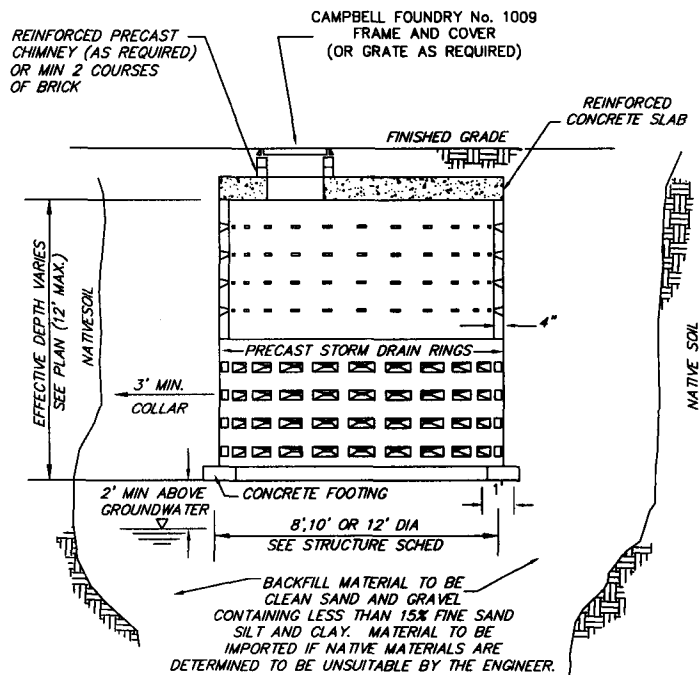


LEACHING BASIN

ITEM 100 - TYPE 1
N.T.S.

NOTES:

1. TYPE "1" POOLS HEIGHT AND WIDTH OF SECTIONS AS REQUIRED, INCL. REINFORCED DOME, CONC. FOOTING AND MANHOLE COVER
2. MINIMUM OF 10' BETWEEN POOLS.
3. ALL POOLS UNDER PAVEMENT TO HAVE SURFACE ACCESS.
4. ALL OTHER LEACHING POOLS TO HAVE POSITIVE SURFACE ACCESS.
5. ANY DRAINAGE STRUCTURES INSTALLED WITHIN R.O.W. SHALL BE 10' Ø MAX. AND SHALL INCORPORATE FOOTING RING



LEACHING BASIN

ITEM 100 - TYPE 2
N.T.S.

NOTES:

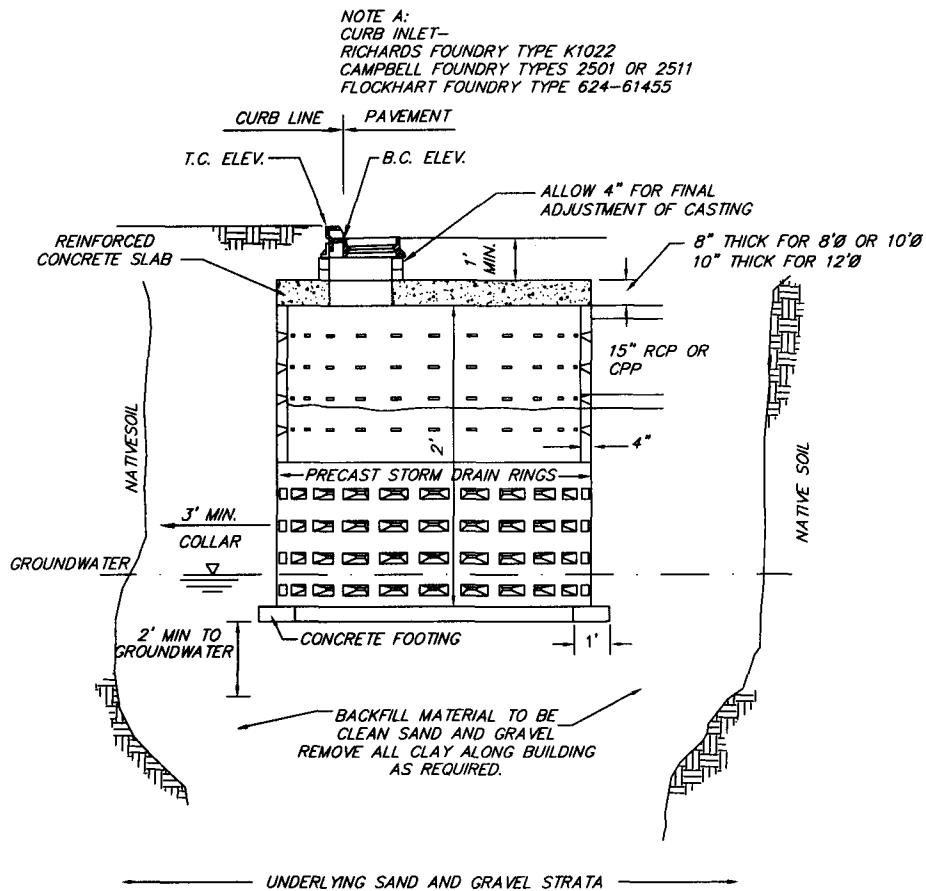
1. TYPE "2" POOLS HEIGHT AND WIDTH OF SECTIONS AS REQUIRED, INCLUDING CONCRETE FOOTING, REINFORCED CONCRETE SLAB AND MANHOLE COVER (WHEN BASIN IS SET TO FINISHED GRADE)
2. MINIMUM OF 10' BETWEEN POOLS.
3. ALL POOLS UNDER PAVEMENT TO HAVE SURFACE ACCESS.
4. ALL OTHER LEACHING POOLS TO HAVE POSITIVE SURFACE ACCESS.
5. ANY DRAINAGE STRUCTURES INSTALLED WITHIN R.O.W. SHALL BE 10' Ø MAX. AND SHALL INCORPORATE FOOTING RING

CONSTRUCTION STANDARDS

LEACHING POOL ITEM 100

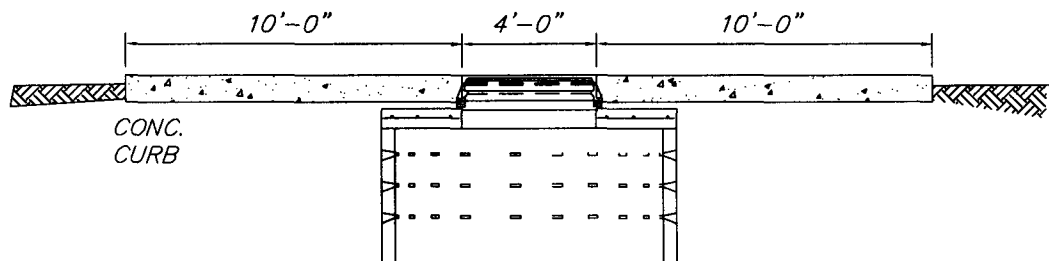


Town of Islip
Department of Planning and Development



NOTES:

1. MINIMUM OF 10' BETWEEN POOLS.
2. RECTANGULAR OPENING TO MATCH SIZE OF CASTING.



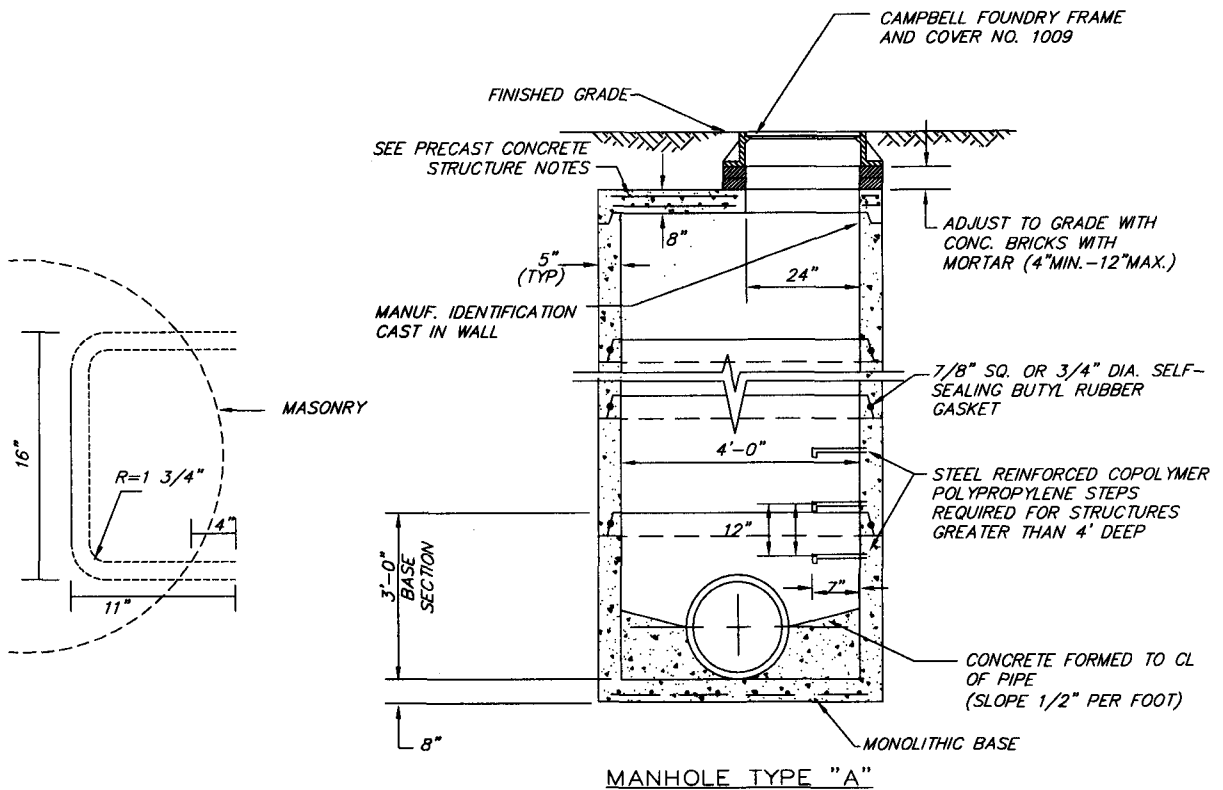
NEW CURB CONSTRUCTION DETAIL
WHERE L.B. 100-B IS INSTALLED IN
AREA WITHOUT EXIST. CONC. CURB

CONSTRUCTION STANDARDS

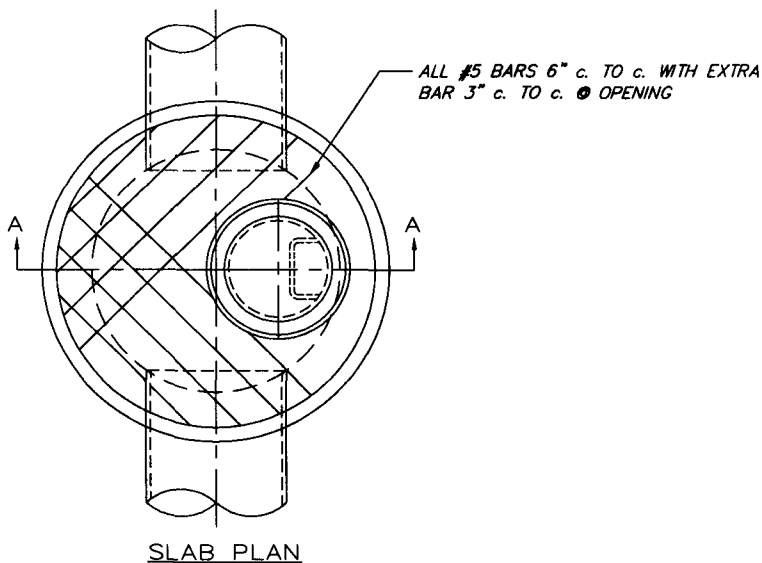
LEACHING BASIN ITEM 100-B



Town of Islip
Department of Planning and Development



NOTES:
1 MANHOLE RISER SECTION TO BE FURNISHED IN 1,2,3 OR 4' HEIGHTS AS REQUIRED.



MANHOLE SIZE	PIPE SIZE	MAXIMUM ALLOWABLE PIPE DEFLECTION
4' DIA.	36" MAX. 30" MAX. 24" MAX.	20° 30° 75°
5' DIA.	48" MAX. 42" MAX. 36" MAX. 30" MAX.	10° 40° 65° 75°
6' DIA.	54" MAX. 48" MAX. 42" MAX.	30° 50° 70°

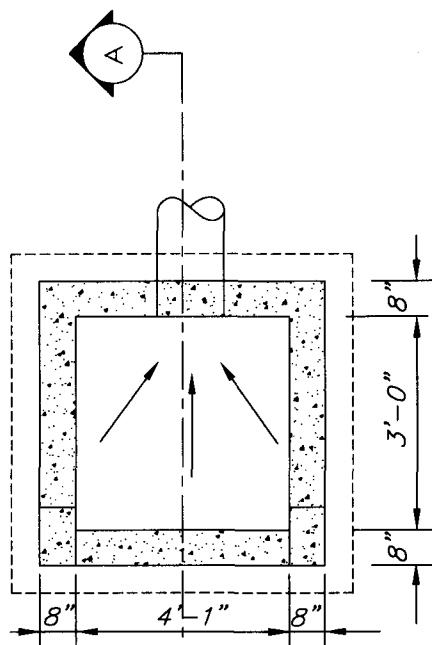
ITEM 102 MH A OR B

CONSTRUCTION STANDARDS

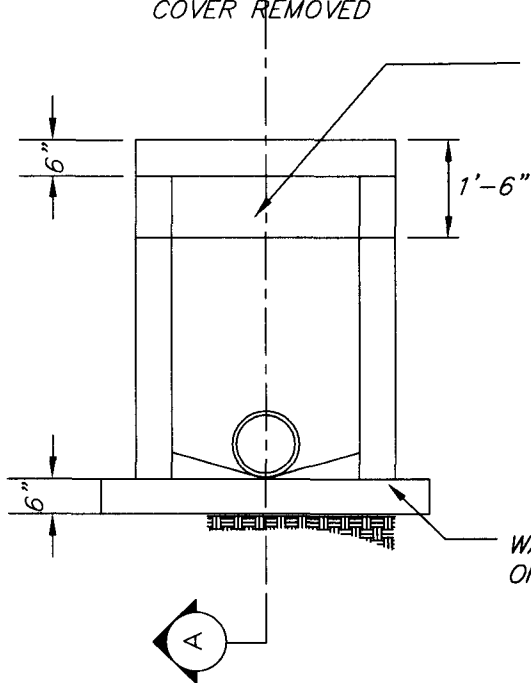
STORM DRAINAGE MANHOLE ITEM 102-MH



Town of Islip
Department of Planning and Development



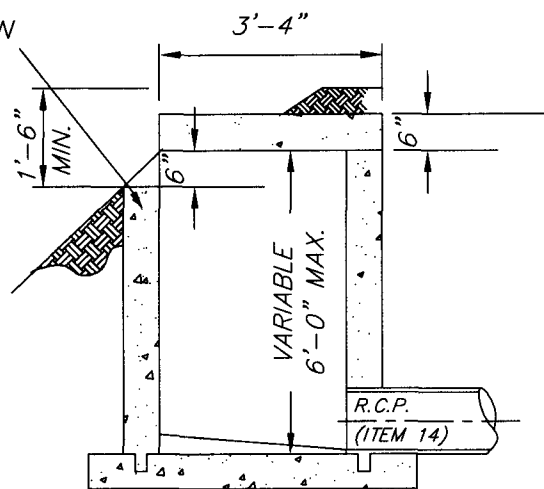
PLAN VIEW
COVER REMOVED



SIDE ELEVATION

WEIR SET AT
HIGH WATER ELEVATION

WATER TIGHT JOINT
OR MONOLITHIC POUR



SECTION A-A

NOTE:

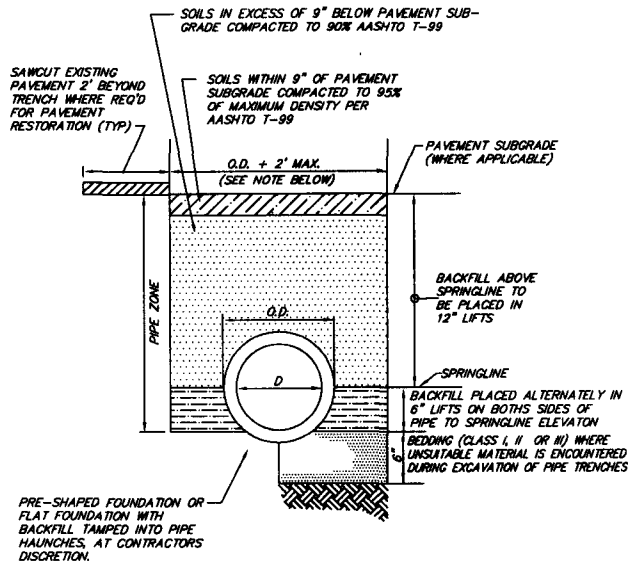
1. CONCRETE TO BE 4,000 PSI @ 28 DAYS.
2. STANDARD TYPE "B" CATCH BASIN MAY BE SUBSTITUTED WHEN MODIFIED AND APPROVED BY THE TOWN ENGINEER.
3. PIPE SHALL BE CUT SMOOTH WITH INSIDE FACE AND MORTARED FLUSH.
4. CYLINDER TESTING REQUIRED AS PER P.E.

CONSTRUCTION STANDARDS

OVERFLOW CHAMBER
ITEM 102-0C



Town of Islip
Department of Planning and Development

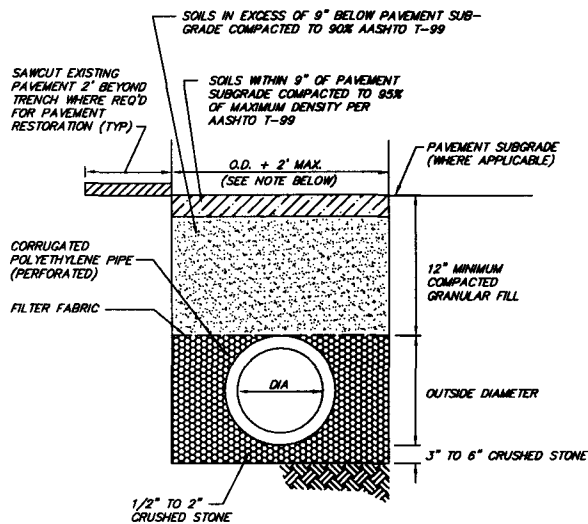


NOTES

1. CLASS I, II, III OR IV COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, PER USCS (UNIFIED SOIL CLASSIFICATION SYSTEM).
2. IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATIONS. AS AN ALTERNATE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE CUT BACK TO A 1:1 SLOPE OR THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
3. WHERE PIPE IS INSTALLED WITH LESS THAN 2' OF COVER, ALL BACKFILL MATERIAL THROUGHOUT THE PIPE ZONE IS TO BE CLASS I MATERIAL.

PIPE TRENCH DETAIL

N.T.S.



NOTES

1. CLASS I, II, III OR IV COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, PER USCS (UNIFIED SOIL CLASSIFICATION SYSTEM).
2. IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATIONS. AS AN ALTERNATIVE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE CUT BACK TO A 1:1 SLOPE OR THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.

PIPE TRENCH DETAIL PERFORATED CPP

N.T.S.

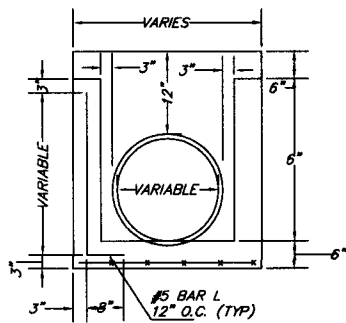
CONSTRUCTION STANDARDS

TRENCH DETAIL

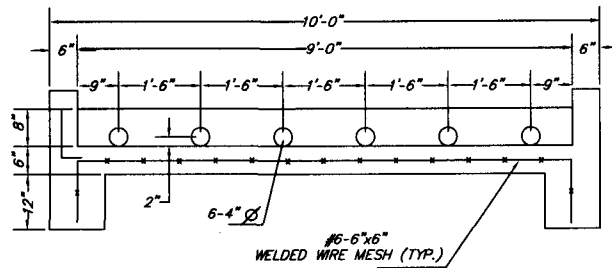


Town of Islip
Department of Planning and Development

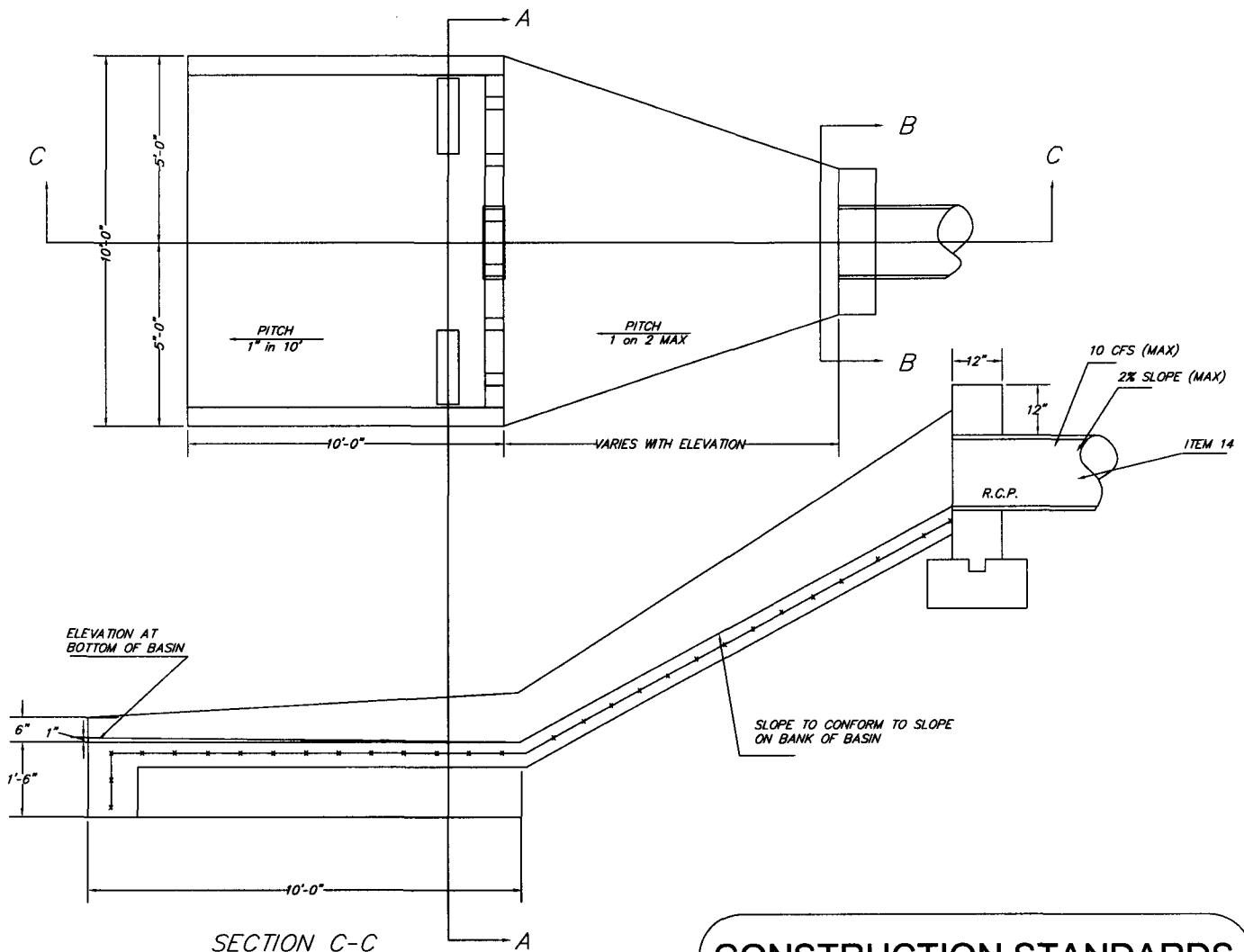




SECTION B-B



SECTION A-A



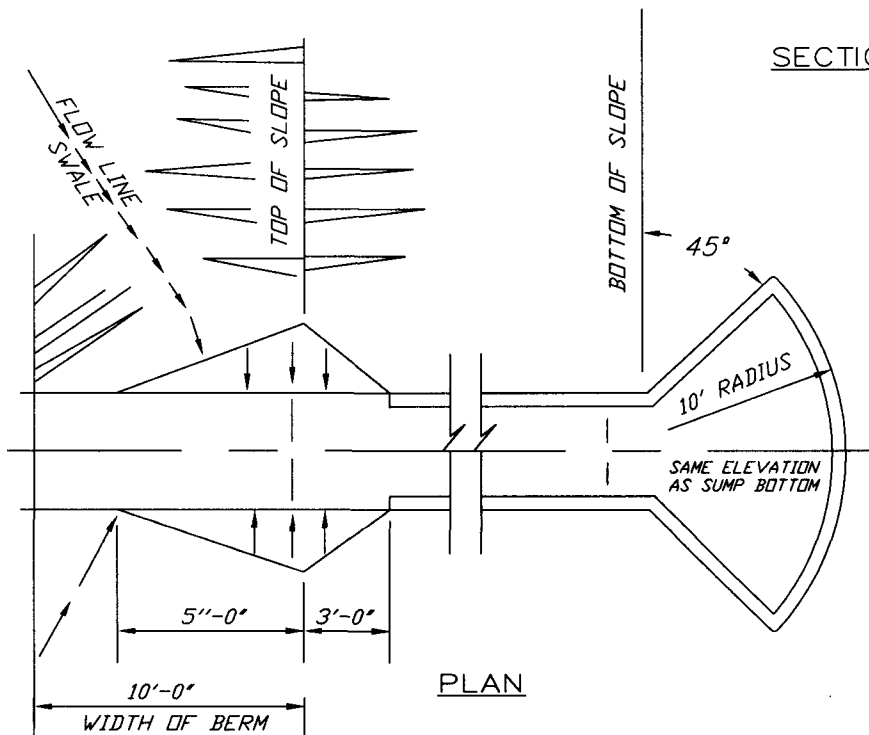
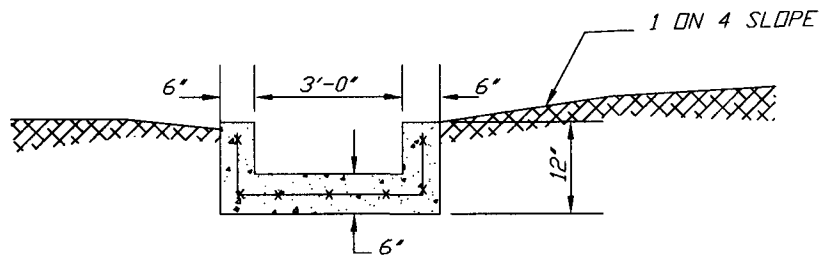
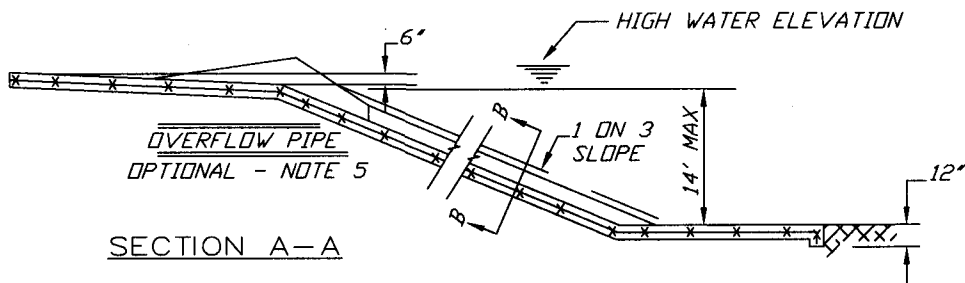
1. ALL CONCRETE TO BE 4,000 P.S.I.
2. TO BE CONSTRUCTED MONOLITHICALLY EXCEPT AS NOTED (#3)
3. WHEN SIDES ARE NOT POURED AT SAME TIME AS BOTTOM, USE #5 DEFORMED REINFORCING BARS 12" O.C. AS SHOWN IN SECTION B-B
4. CYLINDER TESTING REQUIRED AS PER P.E.

CONSTRUCTION STANDARDS

DRAINAGE OUTFALL STRUCTURE-I



Town of Islip
Department of Planning and Development

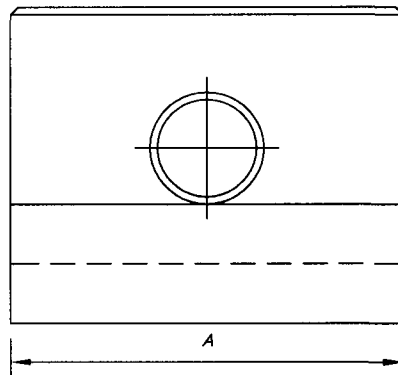
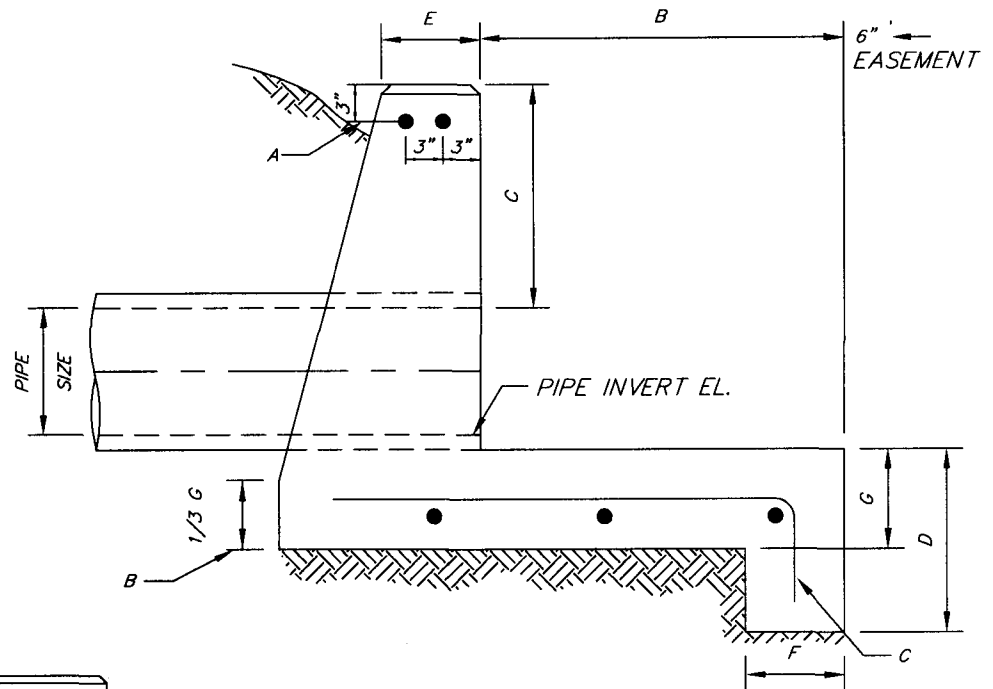


1. CONCRETE TO BE 4000 P.S.I. AT 28 DAYS.
2. REINFORCE WITH ROAD MESH, #6 6"X6"
3. MAXIMUM Q = 5 cfs.
4. REQUIRED ON ALL RECHARGE BASINS.
5. OVERFLOW MAY BE INCORPORATED INTO SLUICE.
WHEN APPROVED BY THE TOWN ENGINEER.
6. SUBGRADE SHALL BE COMPACTED TO 95%
MAX. DENSITY.
7. ONLY MONOLITHIC POUR WILL BE PERMITTED.
8. MAXIMUM CONTRIBUTING AREA = 6 ACRES.
9. CYLINDER TESTING REQUIRED AS PER P.E.

CONSTRUCTION STANDARDS

DRAINAGE OUTFALL STRUCTURE - II

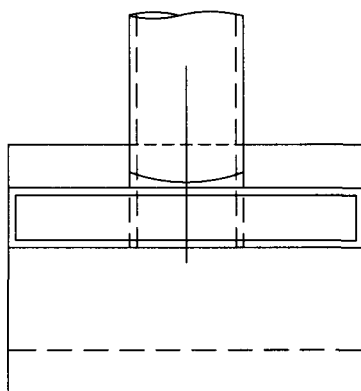




ELEVATION

PIPE SIZE	A	B	C	D	E	F	G
12"	4'-0"	3'-0"	1'-0"	2'-0"	12"	8"	8"
15"	5'-0"	3'-0"	1'-6"	2'-0"	12"	12"	12"
18"	5'-6"	3'-0"	1'-6"	2'-0"	12"	12"	12"
24"	7'-0"	5'-0"	2'-0"	2'-6"	1'-6"	12"	12"

REINFORCING SCHEDULE			
12"	A = 1 #5	B = 2 #5	C = 7 #5 8"O.C.
15"	A = 1 #5	B = 3 #5	C = 7 #5 8"O.C.
18"	A = 1 #5	B = 3 #5	C = 7 #5 8"O.C.
24"	A = 2 #5	B = 4 #6	C = 7 #5 8"O.C.



PLAN

SEE NOTES

NOTES

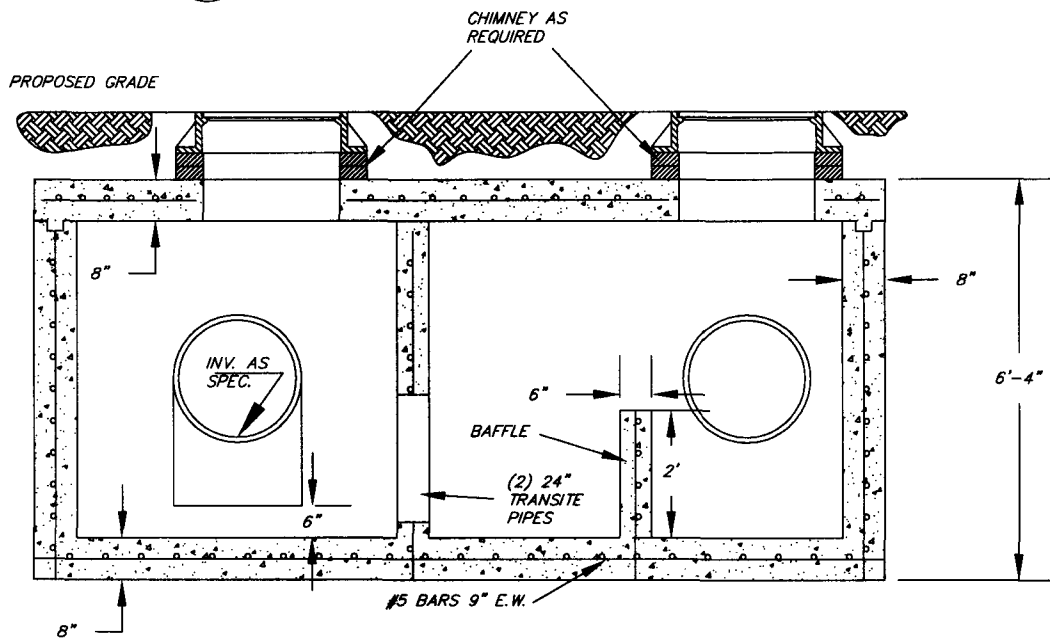
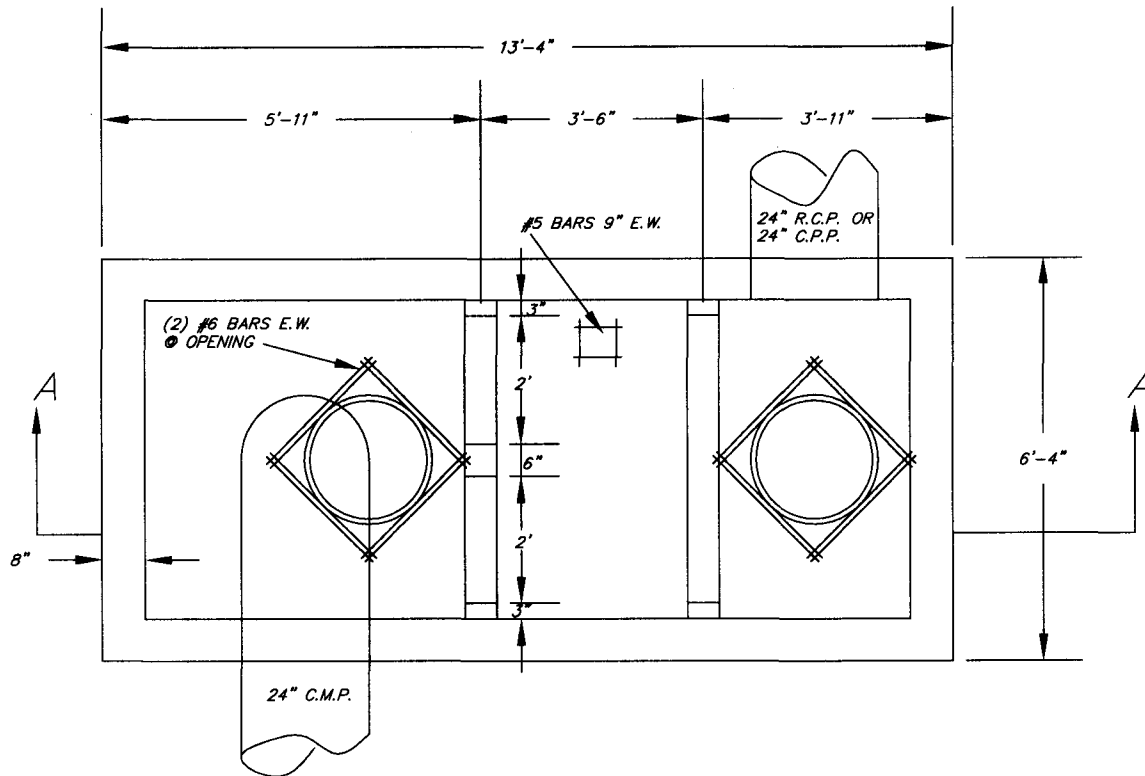
1. ALL CONCRETE TO BE MIN. OF 4,000 #PSI AT 28 DAYS, MONOLITHIC POUR, RUBBED WITH WOOD TROWEL TO A SMOOTH FINISH.
2. SUBGRADE TO BE A SUITABLE DRAINAGE MATERIAL.
3. CYLINDER TESTING REQUIRED AS PER P.E.

CONSTRUCTION STANDARDS

OUTFALL HEADWALL



Town of Islip
Department of Planning and Development



SECTION A-A

CONSTRUCTION STANDARDS

SPECIAL DRAINAGE STRUCTURE
ITEM 251



Town of Islip
Department of Planning and Development

3 1/8 MIN.

10" TO CL OF NEXT POST

2'-0" TYP.

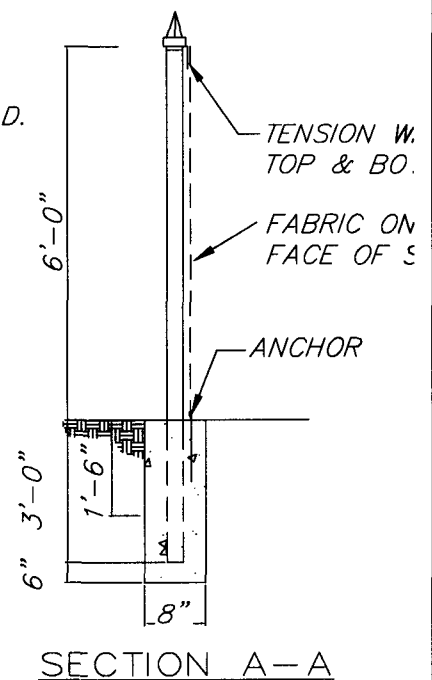
ANCHOR

18"X6" CONC. CURB

ANCHOR

EXPANSION JOINT

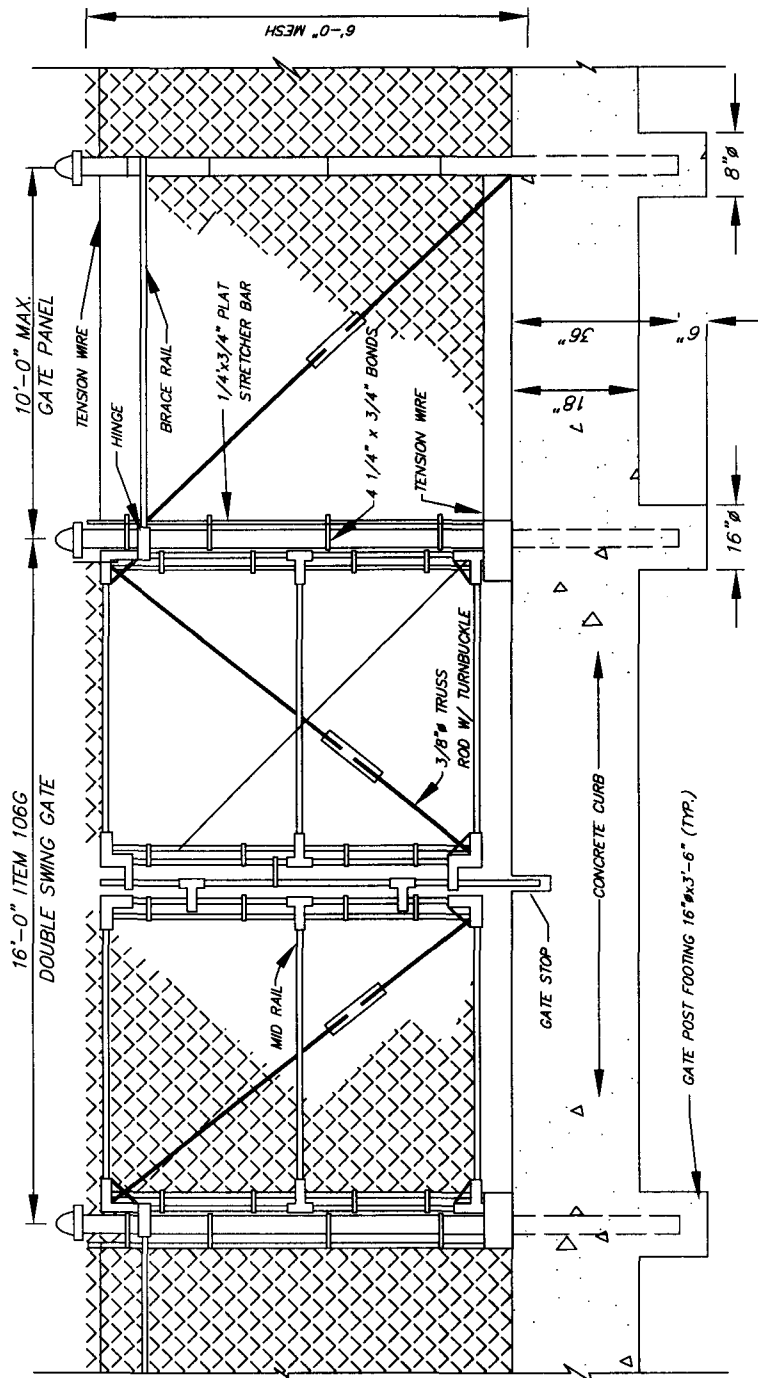
Detailed description: This technical drawing shows a cross-section of a concrete curb. The curb is labeled '18"X6" CONC. CURB'. It features a circular hole on the left side. A vertical dimension of '3 1/8 MIN.' is indicated for the hole's depth. A horizontal dimension of '10" TO CL OF NEXT POST' is shown from the hole's center to the next post. A typical spacing of '2'-0" TYP.' is marked between anchors. The drawing also shows 'ANCHOR' bolts and an 'EXPANSION JOINT' on the right side of the curb section.



- ## CONSTRUCTION STANDARDS



23



NOTES:
 GATE POSTS - 4" O.D. 9.10 LBS PER LF.
 GATE FRAMES - 2" OD 2.72 LBS PER LF. ALSO MID RAIL.
 ALL JOINTS TO BE WELDED OR FITTED WITH MALLEABLE IRON CASTINGS.
 HINGES & LOCKING HARDWARE TO BE SATISFACTORY TO TOWN ENGINEER.
 SCHEDULE 40 HARDWARE
 No. 9 GA. GALVANIZED WIRE
 BLACK VINYL CLAD

CHAIN LINK FENCE GATE

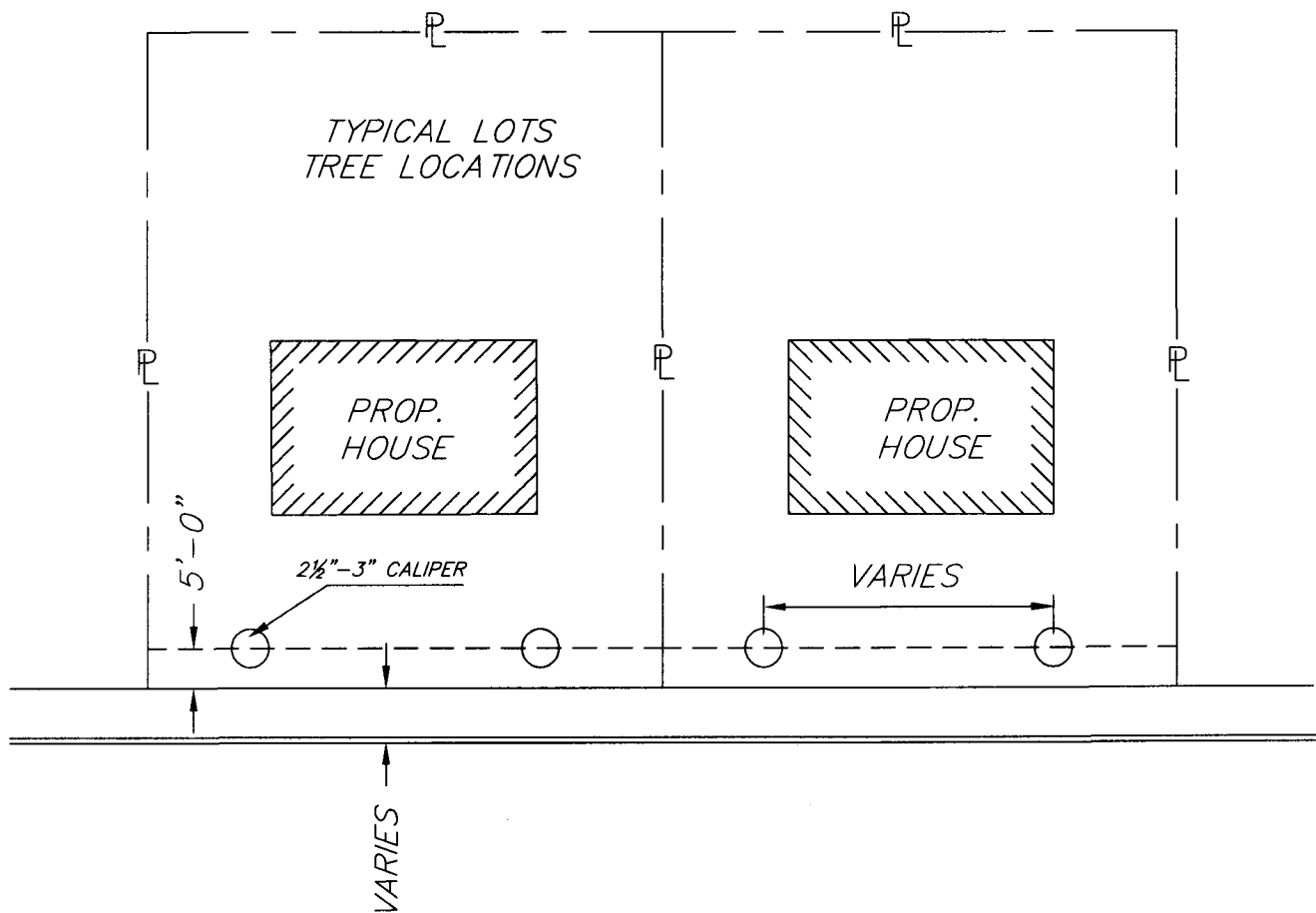
ITEM 106 G

CONSTRUCTION STANDARDS

CHAIN LINK FENCE GATE ITEM 106



Town of Islip
Department of Planning and Development

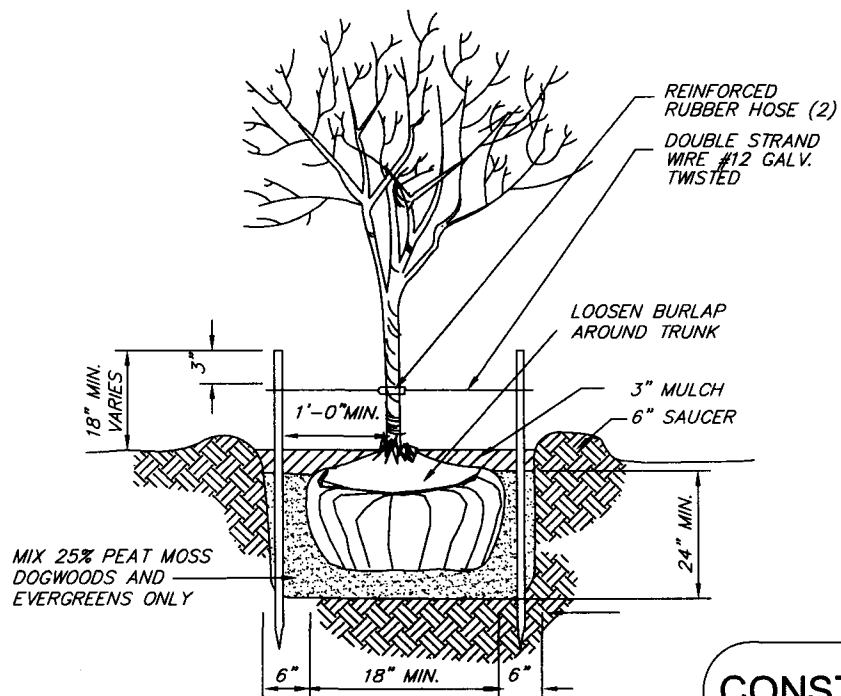
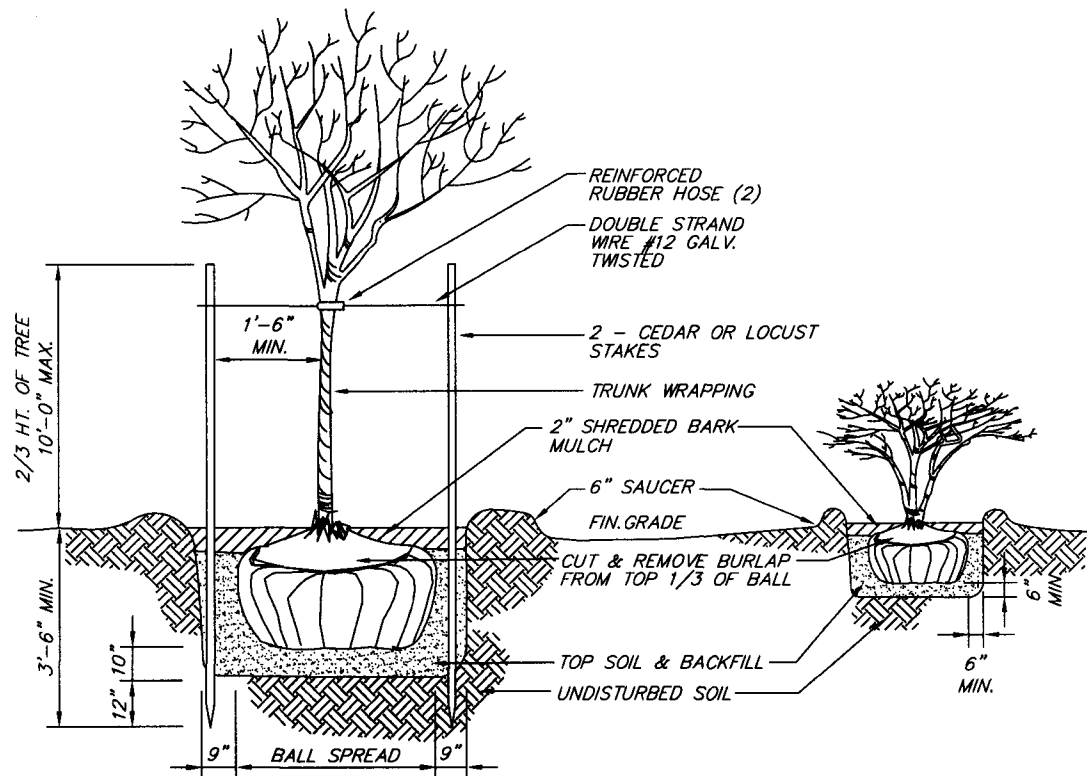


1. SHADEMASTER LOCUST (*GLEDITSIA TRICANTHOS SHADEMASTER*)
2. SWEETGUM (*LIQUIDAMBAR STYRACIFLUA*)
3. LONDON PLANE (*PLATANUS ACERFOLIA*)
4. PIN OAK (*QUERCUS PALUSTRIS*)
5. NORTHERN RED OAK (*QUERCUS RUBRA*)
6. AMERICAN ELM (*ULMUS AMERICANA*)
7. LITTLE LEAF-LINDEN (*TILIA CORDATA*)
8. SILVER LINDEN (*TILIA TOMENTOSA*)
9. RED OAK (*QUERCUS BOREALIS*)
10. CALLERY PEAR (*PYRUS CALLERYANA*)
11. NYSSA SYLVATICA (*SOUR GUM*)
12. FRAXINUS PENNSYLVANIAN (*ASH*)

CONSTRUCTION STANDARDS

TREE LAYOUT





NOTE:
EVERGREENS SHALL HAVE THE
SAME PIT AND BALL REQUIREMENTS
AS MINOR TREES NO STAKING
REQUIRED

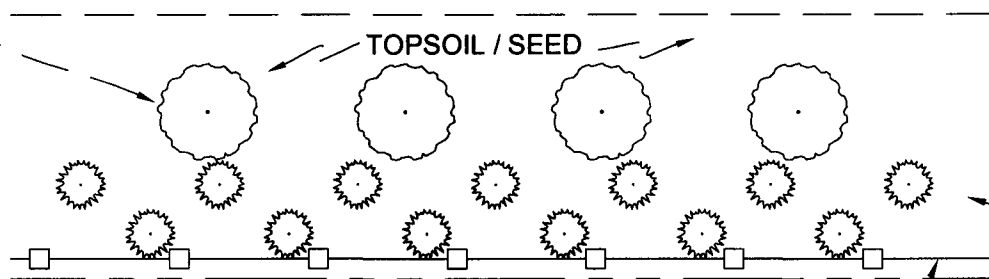
CONSTRUCTION STANDARDS

PLANTING DETAIL



Town of Islip
Department of Planning and Development

DECIDUOUS TREES, 2 1/2" CAL., 20' O.C. RED OAK, PIN OAK, POST OAK, MAPLE VARIETIES, LITTLE LEAF LINDENS, LONDON PLANE TREES, ARISTOCRAT AND BRADFORD PEARS, THORNLESS HONEY LOCUST ETC. SUBSTITUTIONS AND ALTERNATES MAY BE ACCEPTED



6' CHAIN LINK FENCE W/ No. 1 CEDAR
STOCKADE ATTACHED, 106W / 107

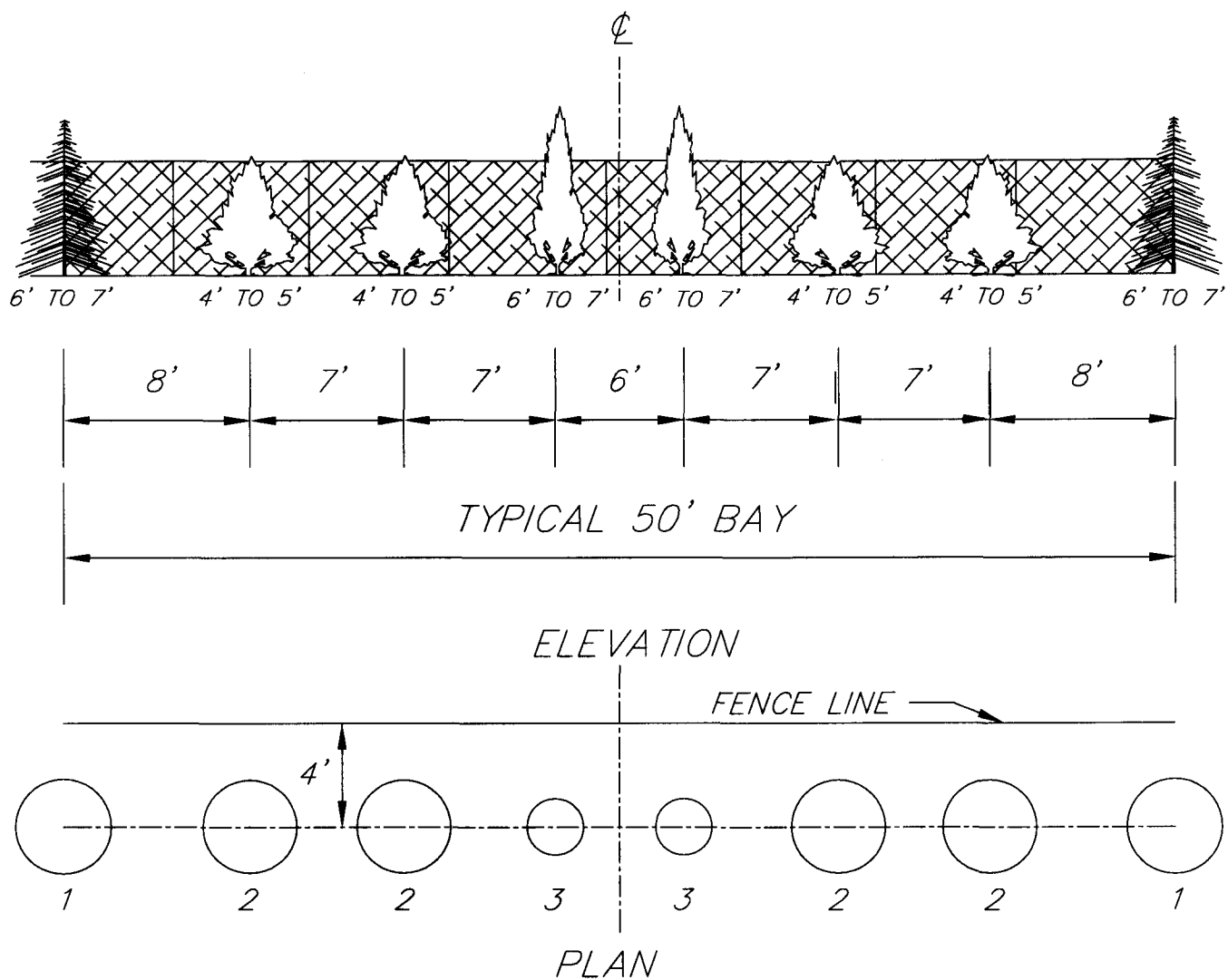
DOUBLE ROW OF 6' EVERGREENS, PLACED IN A SAWTOOTHED PATTERN, 5'-7' SPACING. MIX OF; ARBORVITAE, JUNIPERS, LEYLAND CYPRESS, DOUGLAS FIR, HOLLY, SPRUCE, WHITE PINES ETC. SUBSTITUTIONS AND ALTERNATES MAY BE ACCEPTED FOR REVIEW AND APPROVAL.

CONSTRUCTION STANDARDS

BUFFER
SCREEN PLANTING
ITEM 124-I



Town of Islip
Department of Planning and Development



PLANT MATERIAL

- 1 – *PINUS STROBUS* – WHITE PINE, 6'–7'
- 2 – *TSUGA CANADENSIS* – HEMLOCK, 4'–5'
- 3 – *THUJA OCCIDENTALIS NIGRA* – DARK AMERICAN ARBOVITAE, 6'–7'

PLANT SUBSTITUTIONS MAY BE MADE FROM EACH HEIGHT CATEGORY FOR EVERGREENS LISTED IN THE SPECIFICATIONS.

ITEM 124-II

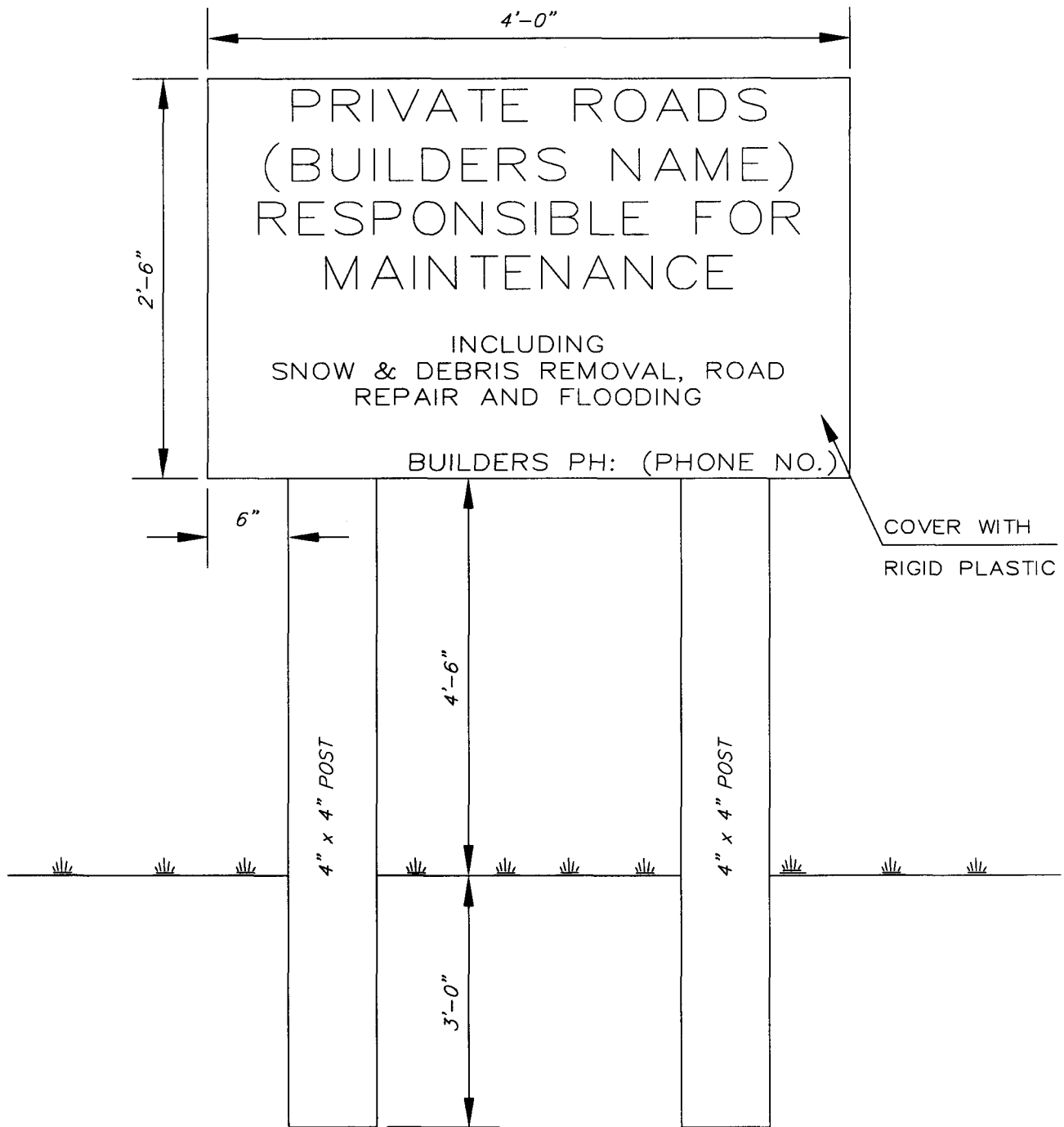
RECHARGE BASIN ADJACENT
TO PRIVATE PROPERTY

CONSTRUCTION STANDARDS

RECHARGE BASIN SCREEN PLANTING ITEM 124-II



Town of Islip
Department of Planning and Development



NOTES:

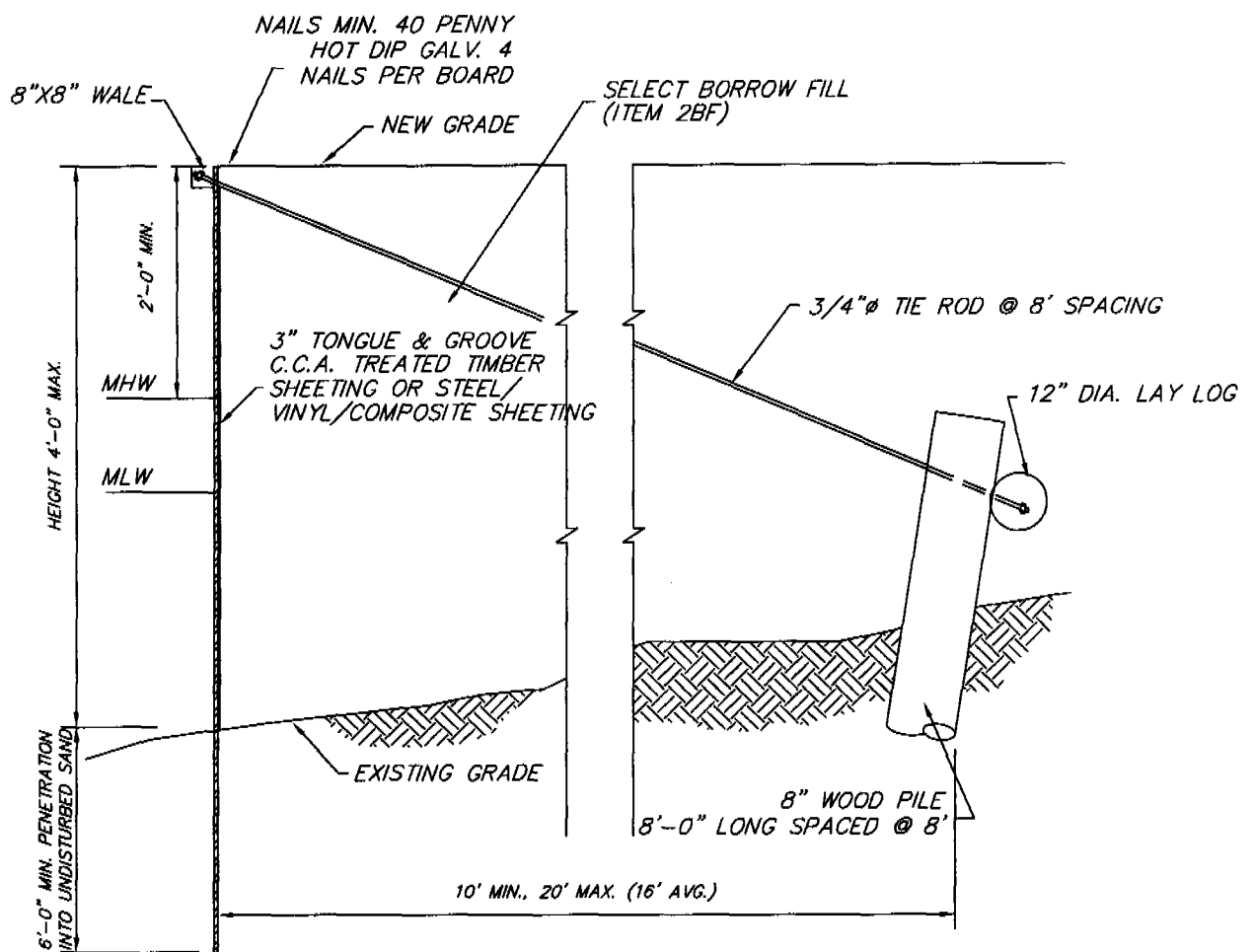
1. SIGNS TO BE 3/8" EXTERIOR PLYWOOD.
2. FINISHED WITH TWO (2) COATS OF WHITE EXTERIOR PAINT.
3. LETTERING TO BE IN BLACK WITH 1/4" BRUSH STROKE.
4. SIGN SHALL BE LOCATED IN A CONSPICUOUS LOCATION NEAR THE MAIN ENTRANCE TO THE DEVELOPMENT.
5. LOCATION, CONSTRUCTION, AND LETTERING OF SIGN SUBJECT TO ENGINEERING DEPT. APPROVAL.
6. SIGN SHALL REMAIN PROMINENTLY DISPLAYED THROUGHOUT CONSTRUCTION AND UNTIL DEDICATION.

CONSTRUCTION STANDARDS

**DEVELOPER
MAINTENANCE SIGN**



Town of Islip
Department of Planning and Development



LOW HEIGHT BULKHEAD FOR INLAND WATERWAYS

N.T.S.

SEE ALSO TYPICAL DETAILS AND SPECIFICATIONS

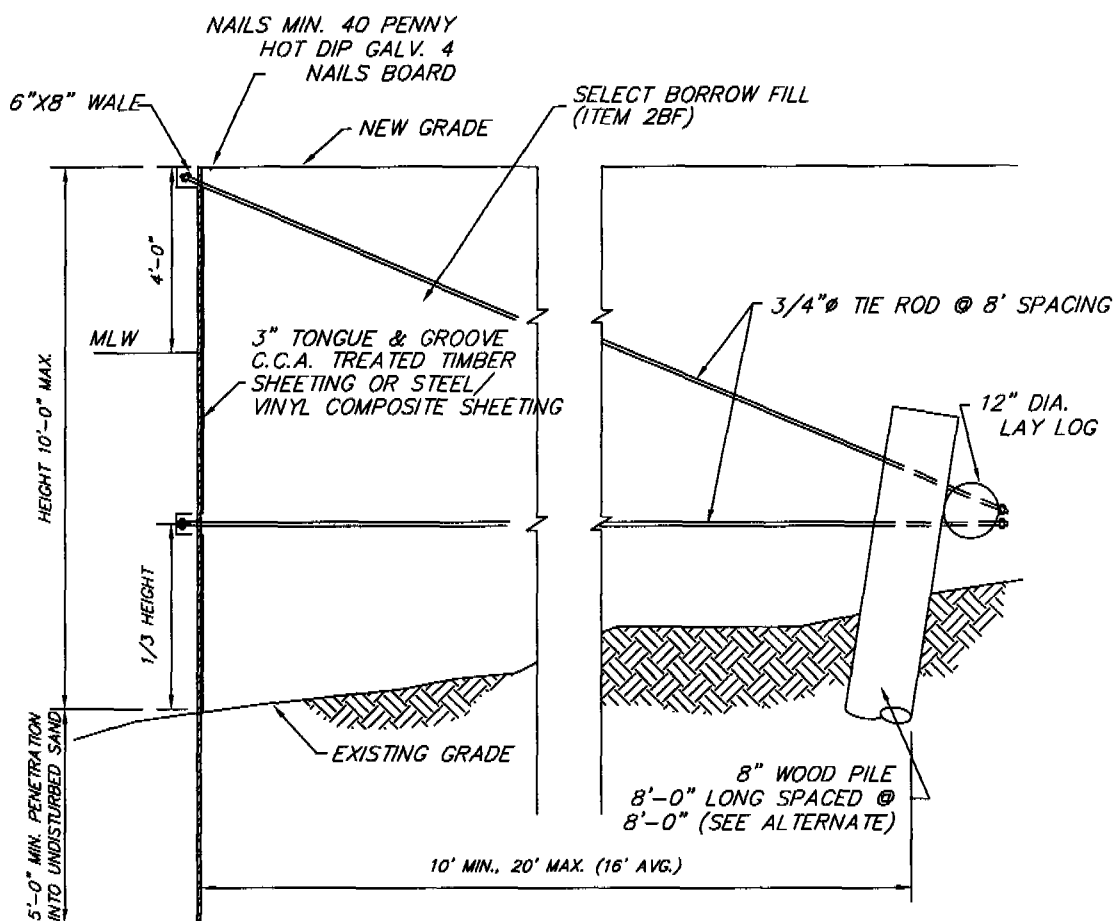
- * STEEL/COMPOSITE SHEETING PILING
- * VINYL MAY BE SUBSTITUTED FOR TREATED
TIMBER AS PER TOWN ENGINEER

CONSTRUCTION STANDARDS

LOW HEIGHT BULKHEAD



Town of Islip
Department of Planning and Development



MEDIUM HEIGHT BULKHEAD FOR INLAND WATERWAYS

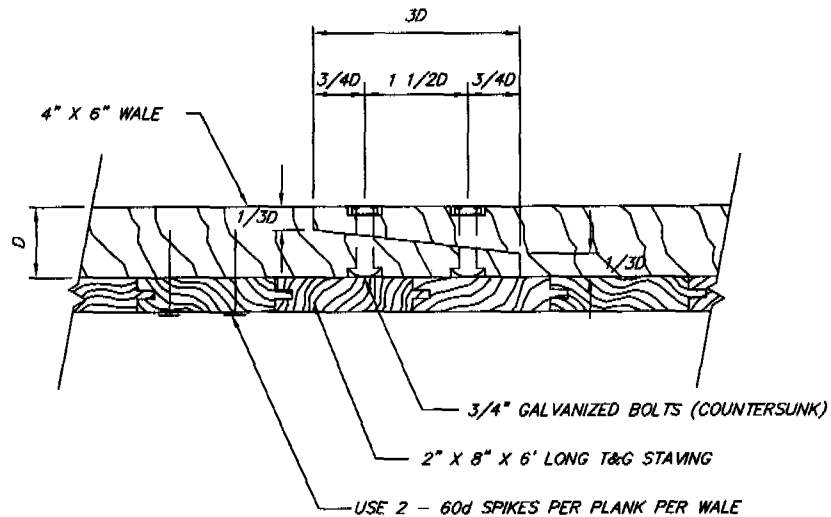
SEE ALSO TYPICAL DETAILS AND SPECIFICATIONS

- * STEEL COMPOSITE SHEET PILING
- * VINYL MAY BE SUBSTITUTED FOR TREATED
TIMBER AS PER TOWN ENGINEER

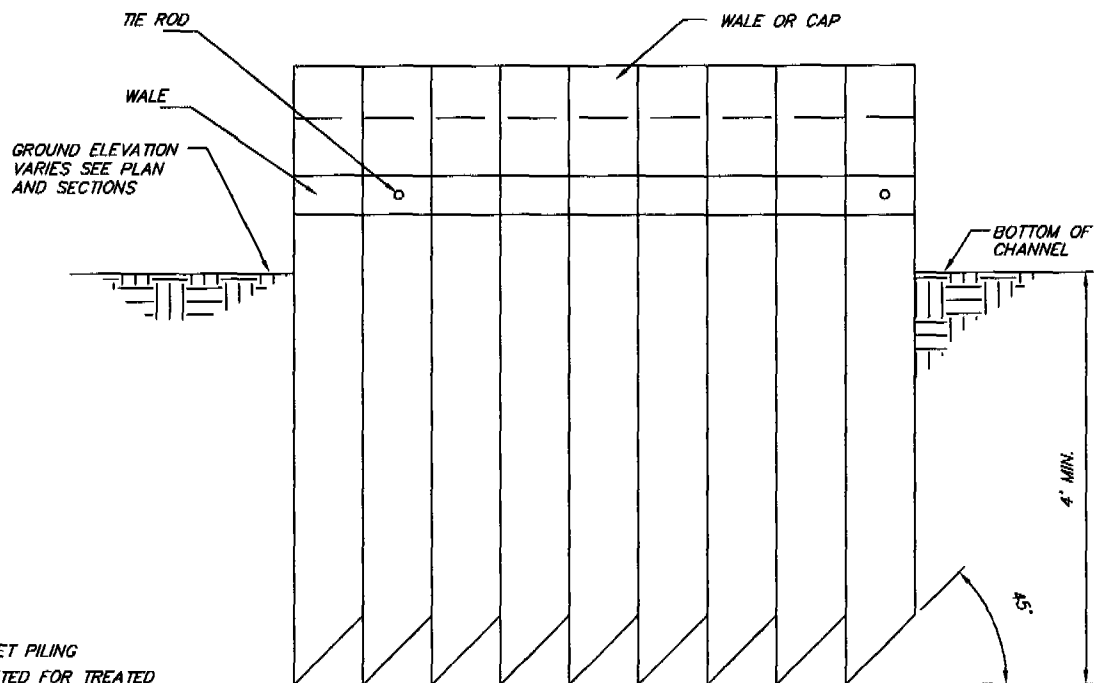
CONSTRUCTION STANDARDS

MEDIUM HEIGHT BULKHEAD





SCARF JOINT DETAIL



*STEEL/COMPOSITE SHEET PILING
 *VINYL MAY BE SUBSTITUTED FOR TREATED
 TIMBER AS PER TOWN ENGINEER

BULKHEAD ELEVATION

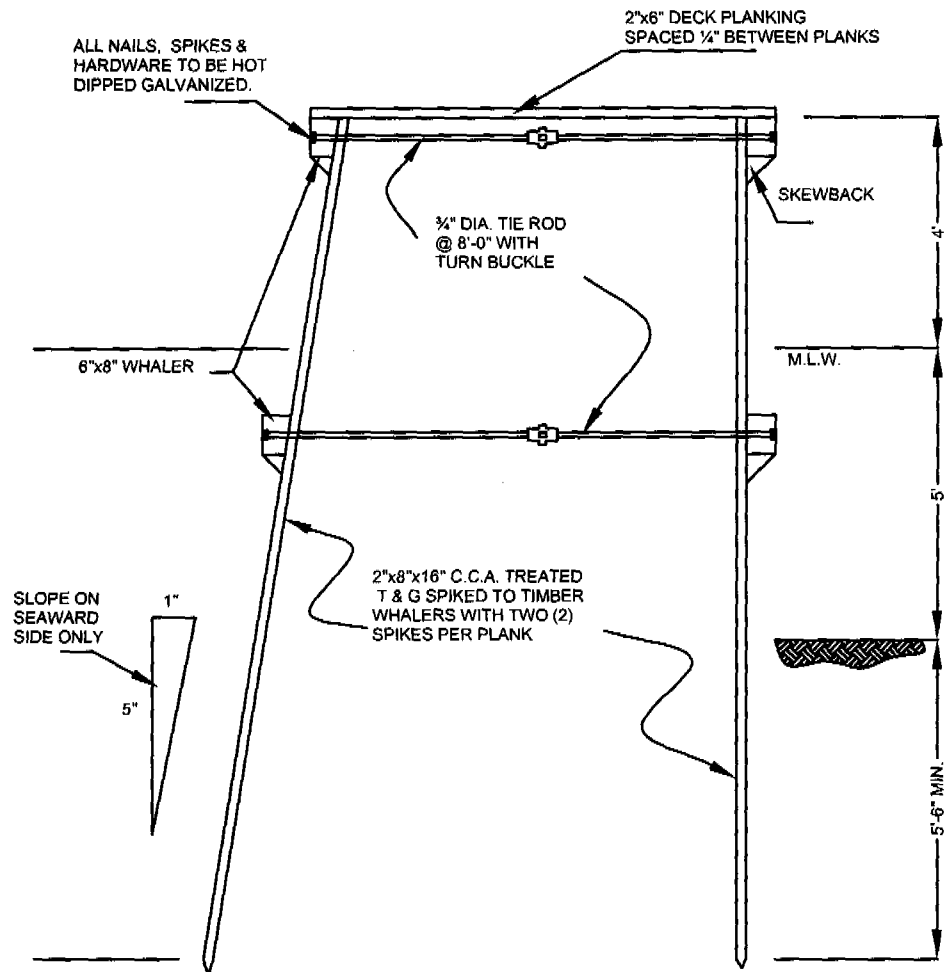
NOTES:

1. ALL WOOD AND TIMBER PRODUCTS TO CONFORM WITH CURRENT NYSDEC ALLOWABLE MATERIALS TO BE SUBMITTED WITH PLANS FOR REVIEW
2. ALL SPIKES, TIE RODS, TURNBUCKLES, BOLTS WASHERS OR OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
3. BULKHEADS OVER 10' HIGH ABOVE BAY BOTTOM, OR THOSE SERVING SPECIAL CONDITIONS SHALL BE SPECIFICALLY DESIGNED FOR EACH CONDITION.
4. DECKING FOR BULKHEADS AND PIERS TO BE 2" x 4"-S4S VERTICAL GRAIN WITH 3/8" JOINTS BETWEEN, AND SUPPORTED EVERY 4'-0" BY WOOD SLEEPERS. SLEEPERS TO BE STAKED DOWN EVERY 8'-0" WITH 2" x 4" STAKES 6'-0" LONG.

CONSTRUCTION STANDARDS

BULKHEAD DETAILS





NOTES:

1. ALL WOOD AND TIMBER PRODUCTS TO CONFORM WITH CURRENT NYSDEC ALLOWABLE MATERIALS SPECIFICATIONS TO BE SUBMITTED WITH PLANS FOR REVIEW.
2. ALL SPIKES, TIE RODS, TURNBUCKLES, BOLTS WASHERS OR OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
3. BULKHEADS OVER 10' HIGH ABOVE BAY BOTTOM, OR THOSE SERVING SPECIAL CONDITIONS SHALL BE SPECIFICALLY DESIGNED FOR EACH CONDITION.
4. DECKING FOR BULKHEADS AND PIERS TO BE 2" x 4"-S4S VERTICAL GRAIN WITH 3/8" JOINTS BETWEEN, AND SUPPORTED EVERY 4'-0" BY WOOD SLEEPERS. SLEEPERS TO BE STAKED DOWN EVERY 8'-0" WITH 2" x 4" STAKES 6'-0" LONG.

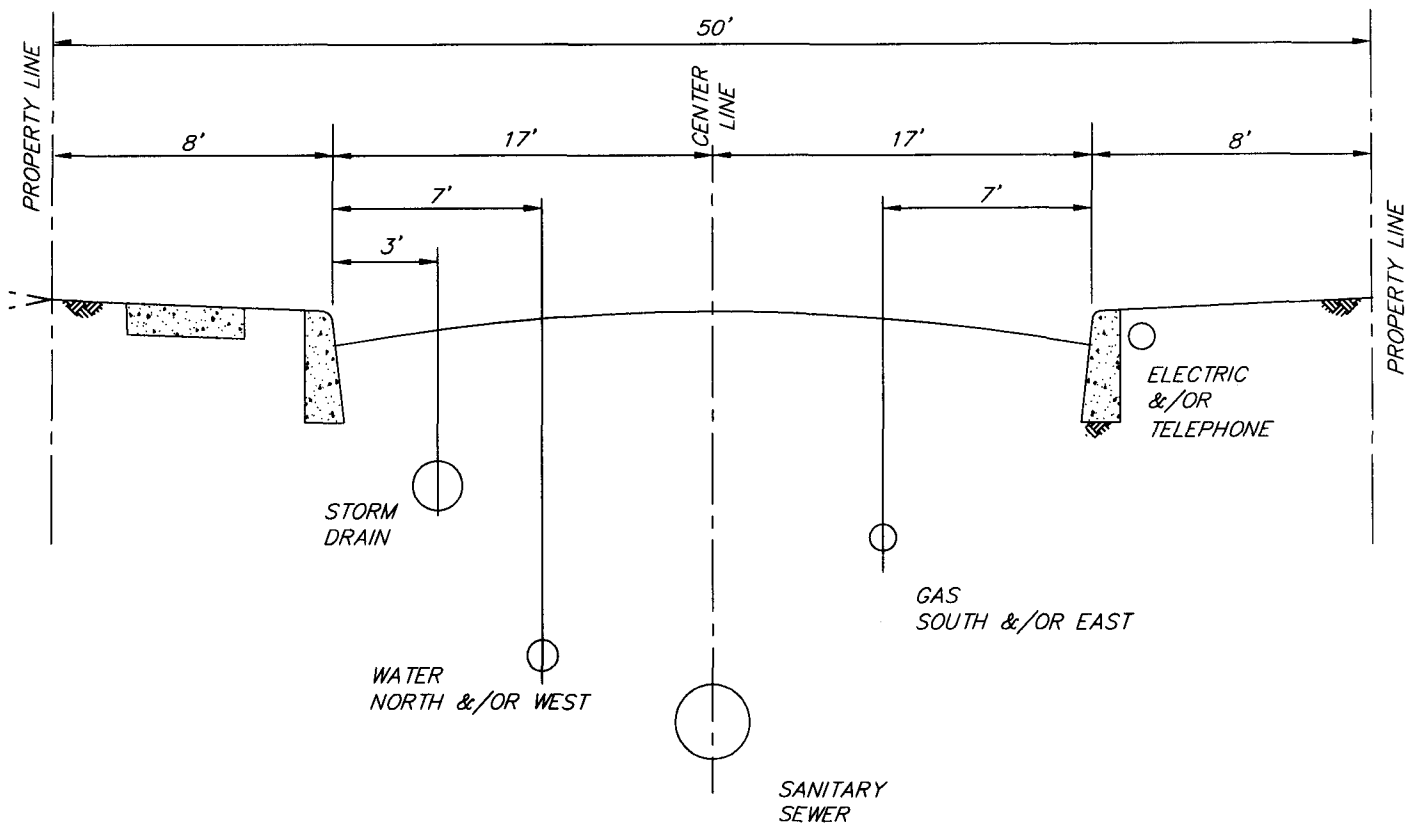
* VINYL MAY BE SUBSTITUTED FOR TREATED TIMBER AS PER TOWN ENGINEER

CONSTRUCTION STANDARDS

**BREAKWATER
BULKHEAD**



Town of Islip
Department of Planning and Development



TYPICAL SECTION 50' R.O.W.

N.T.S.

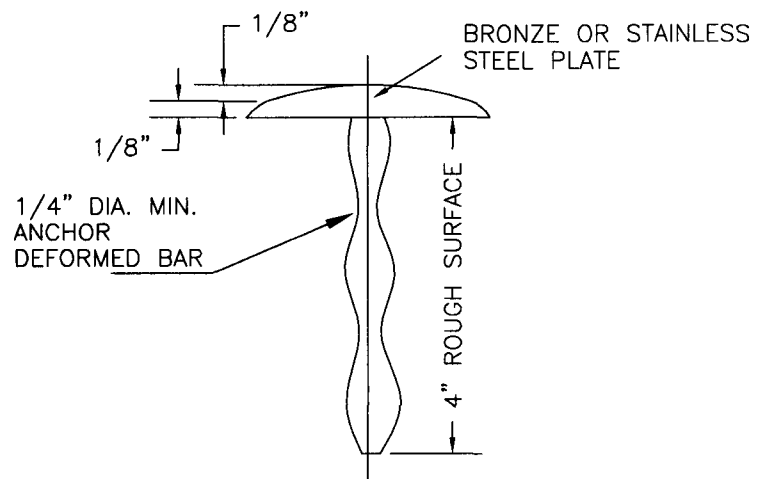
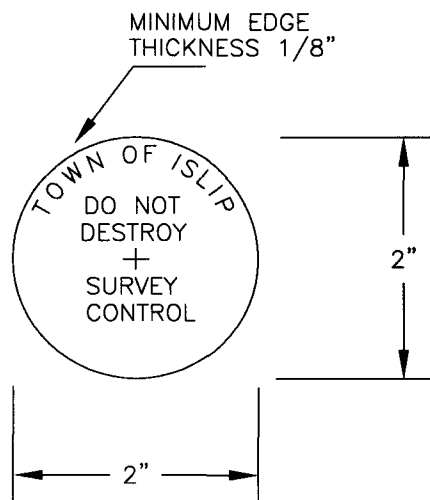
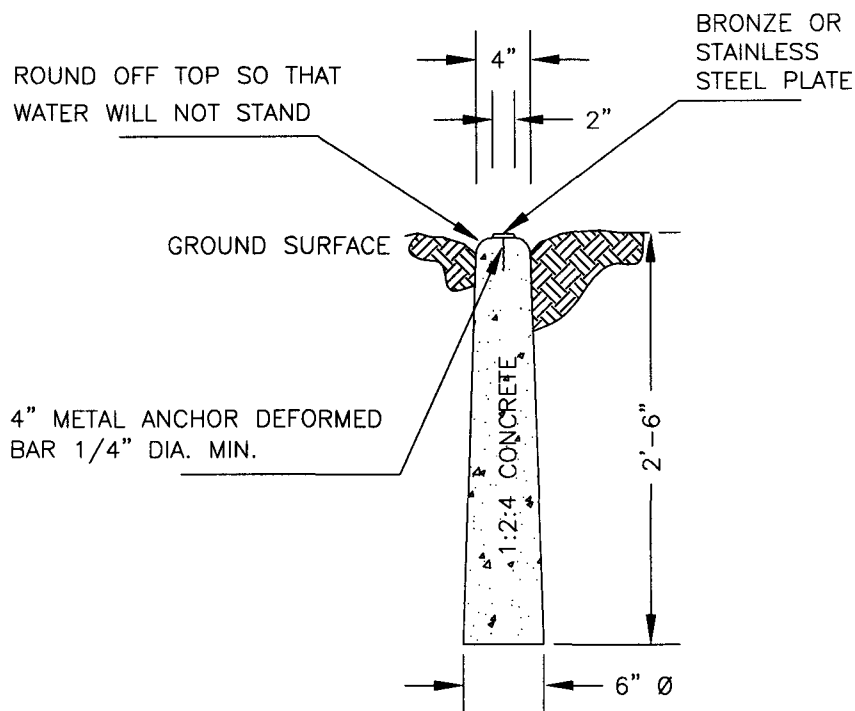
LOCATION OF UTILITIES

CONSTRUCTION STANDARDS

LOCATION OF UTILITIES IN R.O.W.



Town of Islip
Department of Planning and Development



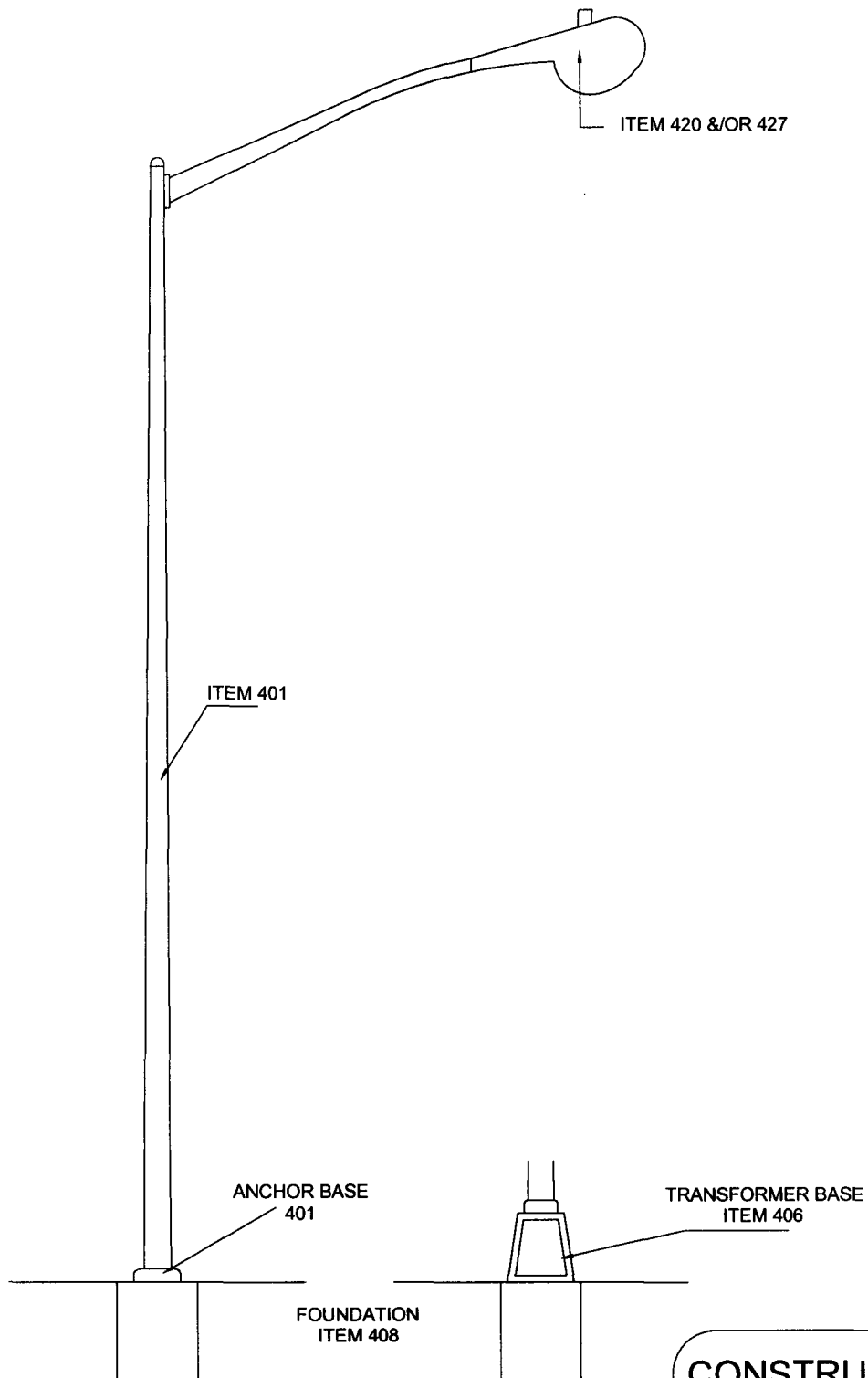
MONUMENTS TO BE PLACED: AT EACH CHANGE OF DIRECTION OF A STREET; TWO (2) AT EACH INTERSECTION; AT EACH CORNER OR CHANGE OF DIRECTION OF PARCELS TO BE DEDICATED TO THE TOWN OR HOMEOWNERS ASSOCIATION AT EACH CORNER OR CHANGE IN DIRECTION OF SUBDIVISION BOUNDARY LINE.

CONSTRUCTION STANDARDS

PERMANENT SURVEY MARKER



Town of Islip
Department of Planning and Development



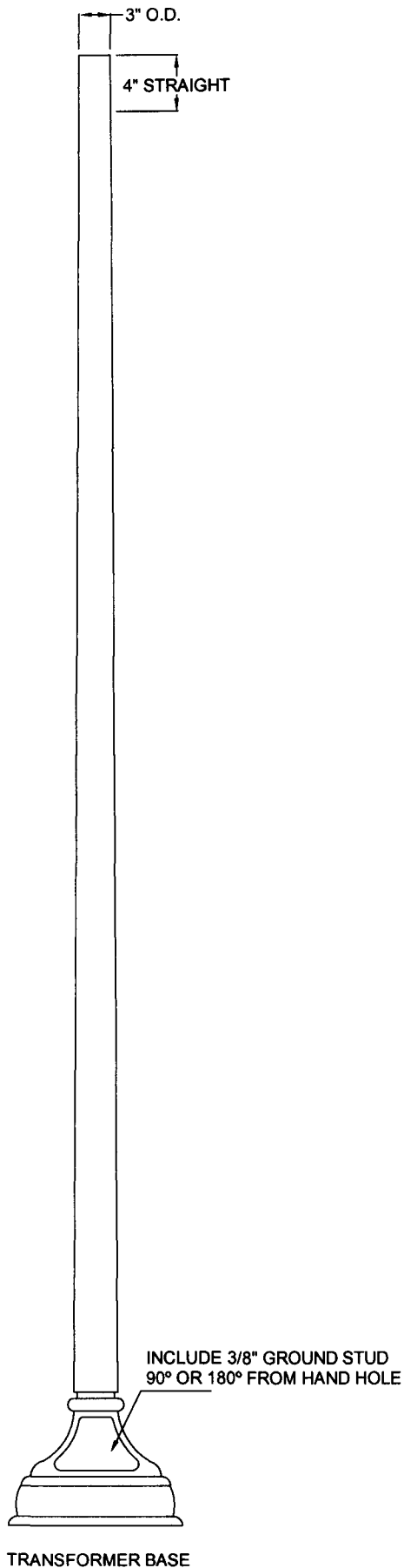
BRACKET ARM POLE

CONSTRUCTION STANDARDS

ALUMINUM STREET LIGHTING POLES



Town of Islip
Department of Planning and Development

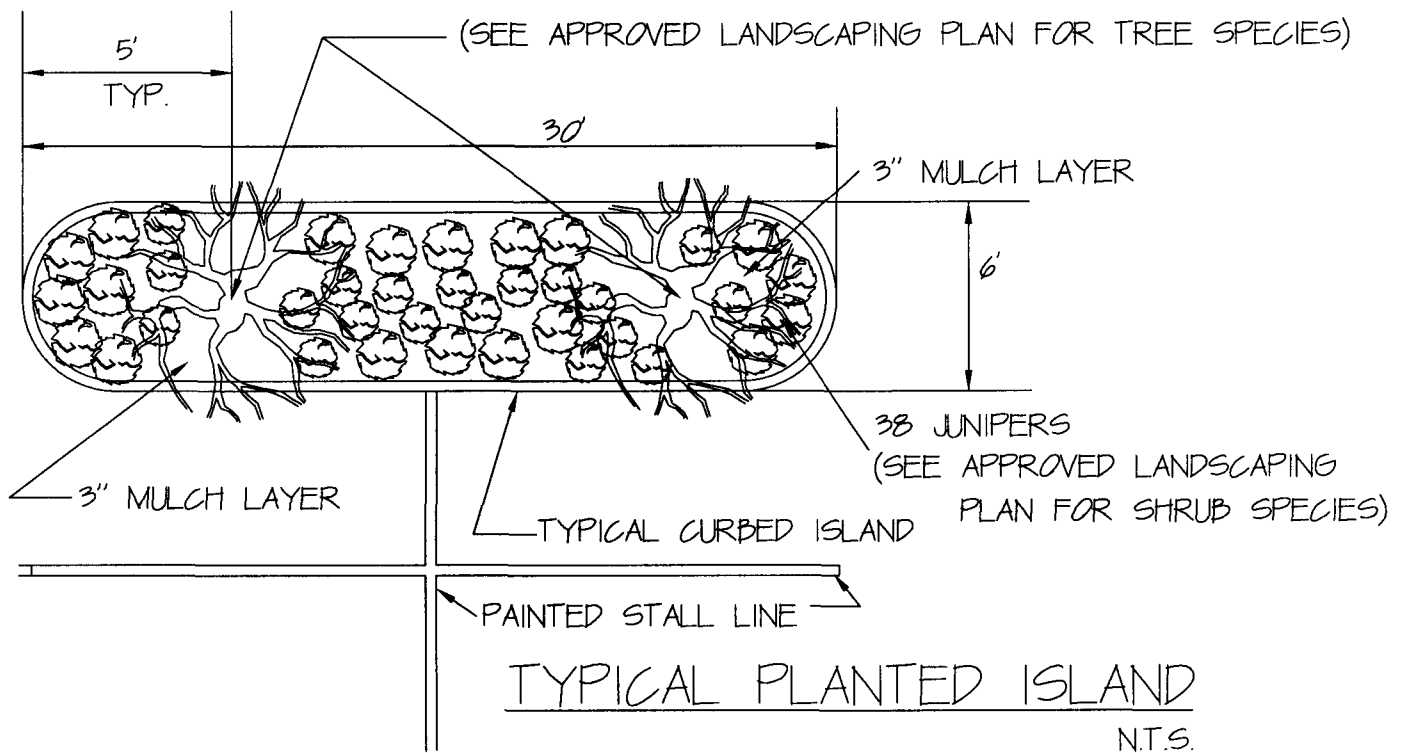


CONSTRUCTION STANDARDS

ALUMINUM PEDESTAL POLE



Town of Islip
Department of Planning and Development



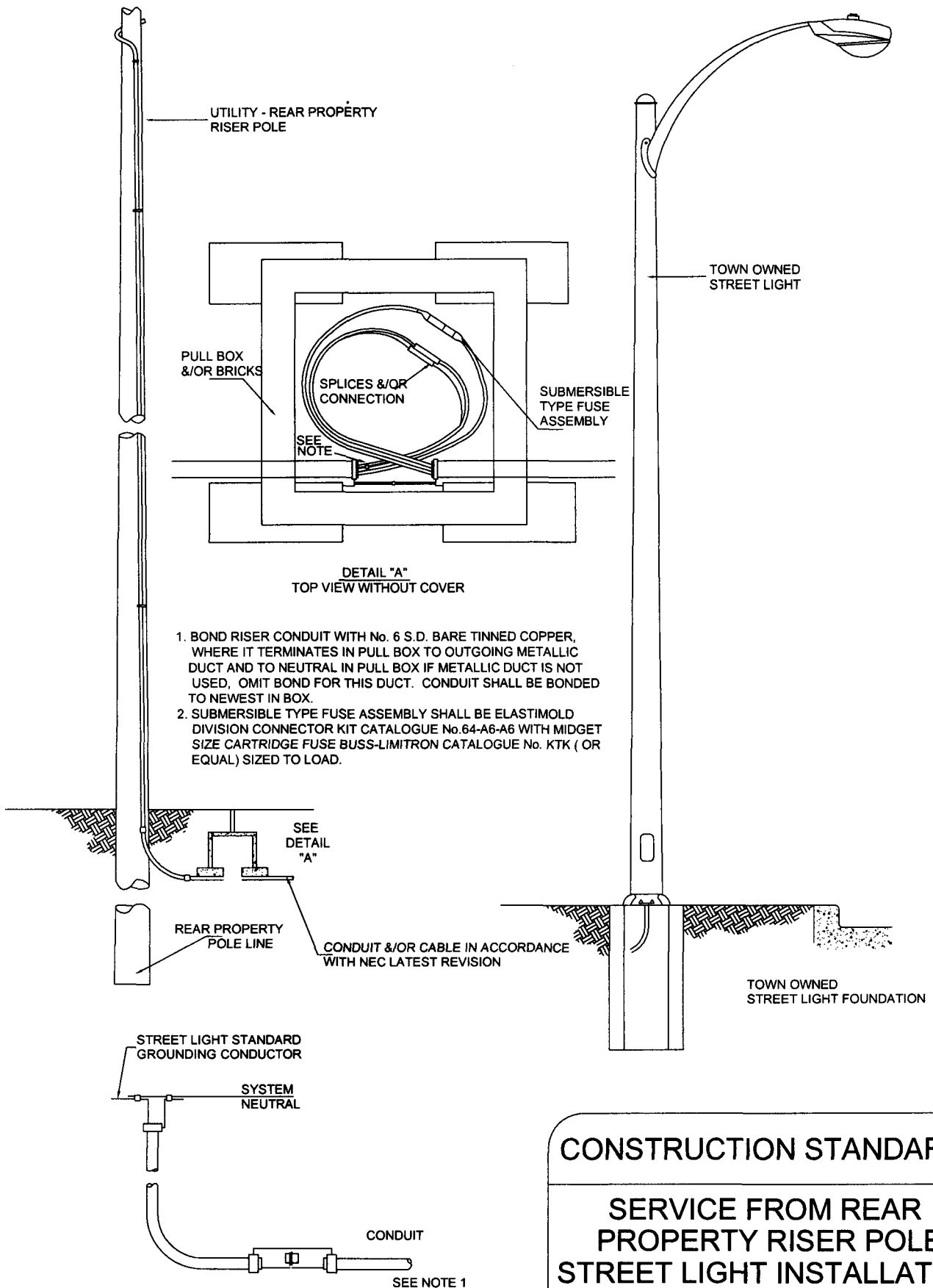
CONSTRUCTION STANDARDS

TYPICAL PLANTED ISLAND



Town of Islip
Department of Planning and Development

38



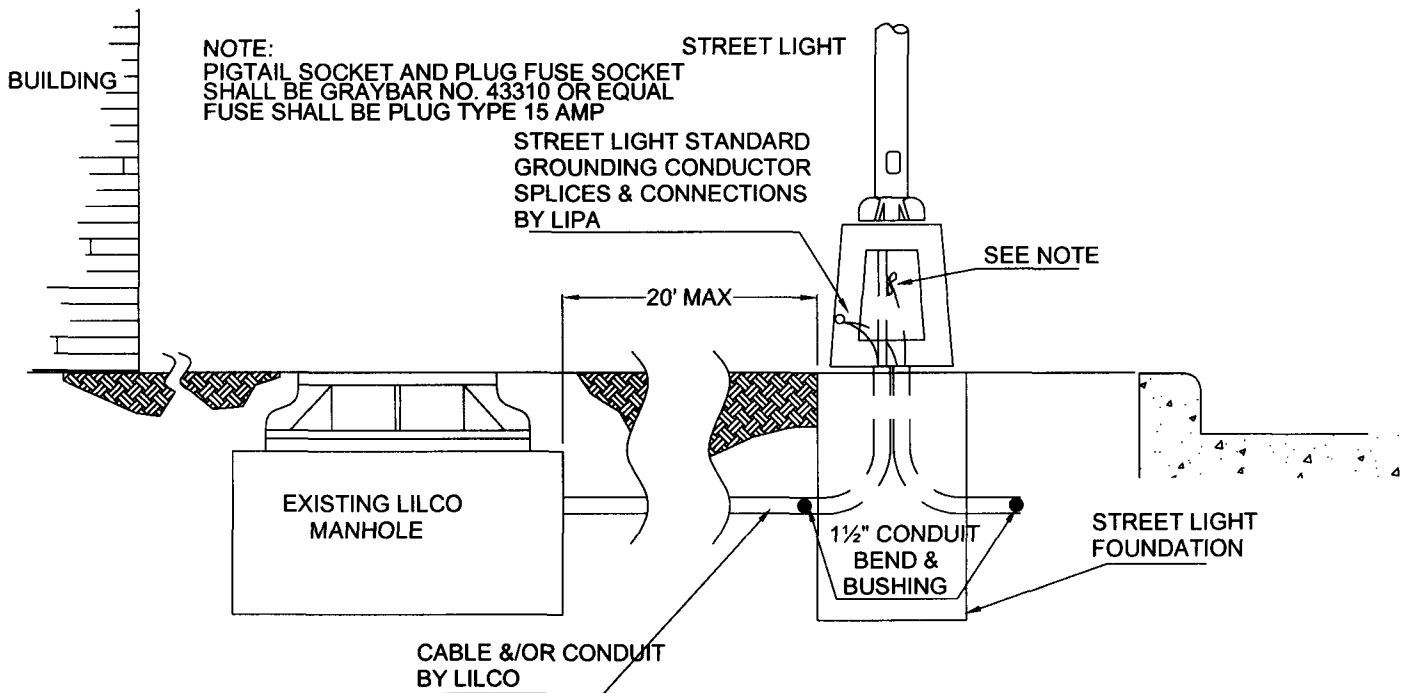
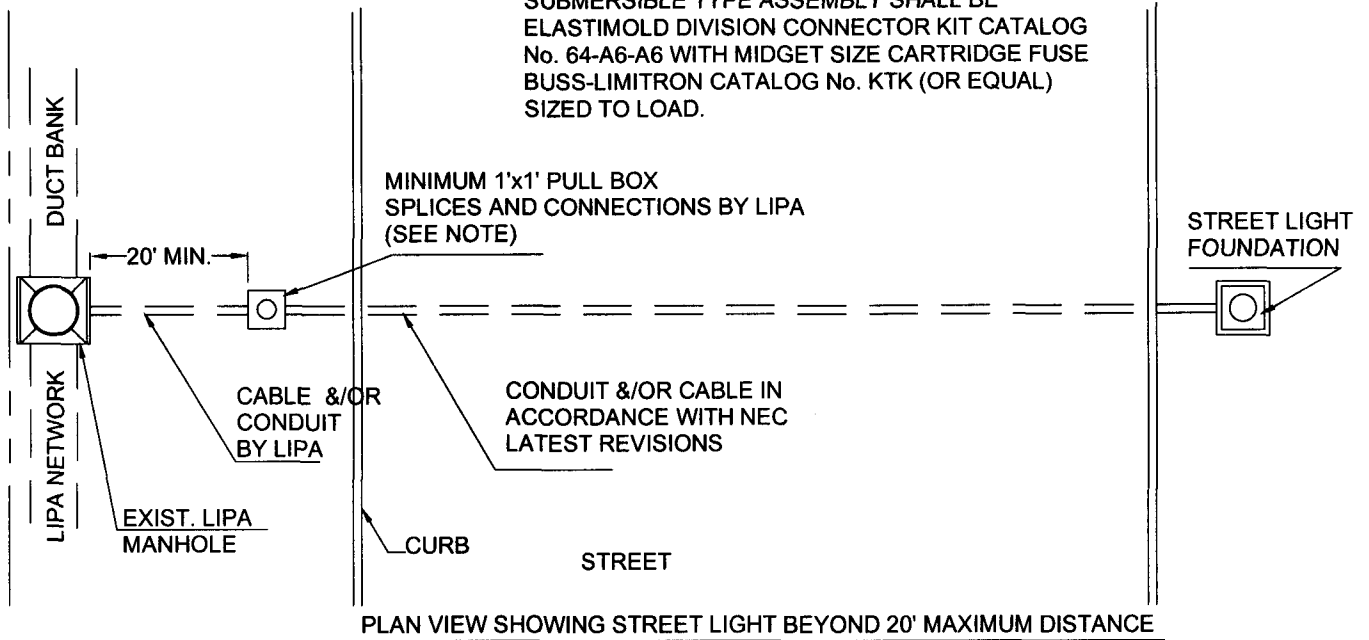
CONSTRUCTION STANDARDS

SERVICE FROM REAR PROPERTY RISER POLE STREET LIGHT INSTALLATION



Town of Islip
Department of Planning and Development

SUBMERSIBLE TYPE ASSEMBLY SHALL BE ELASTIMOLD DIVISION CONNECTOR KIT CATALOG No. 64-A6-A6 WITH MIDGET SIZE CARTRIDGE FUSE BUSS-LIMITRON CATALOG No. KTK (OR EQUAL) SIZED TO LOAD.

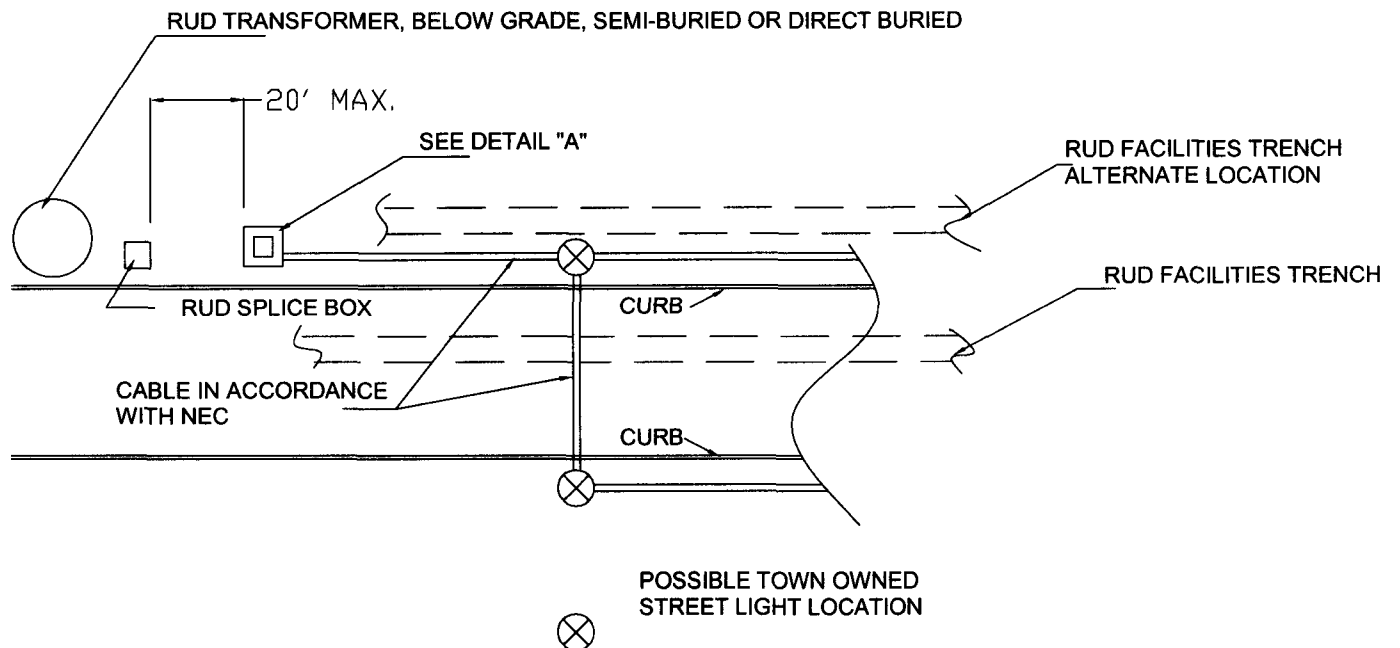


CONSTRUCTION STANDARDS

SERVICE FROM LIPA
NETWORK FACILITIES
TO STREET LIGHTING



Town of Islip
Department of Planning and Development



LIPA DRAWING
CS-6624 SPLICE BOX

COMMON BRICK
OR SUBSTITUTE

PULL BOX
12" X 12" M &/OR S 131047

SPLICE
CONNECTION

SUBMERSIBLE
TYPE FUSE
ASSEMBLY

SEE
NOTE

LIPA CABLE SIZED
TO LIGHTING LOAD

CABLE SIZED TO LOAD
AND FUSE CAPSULE
IN ACCORDANCE WITH NEC

DETAIL "A"
TOP VIEW WITHOUT COVER

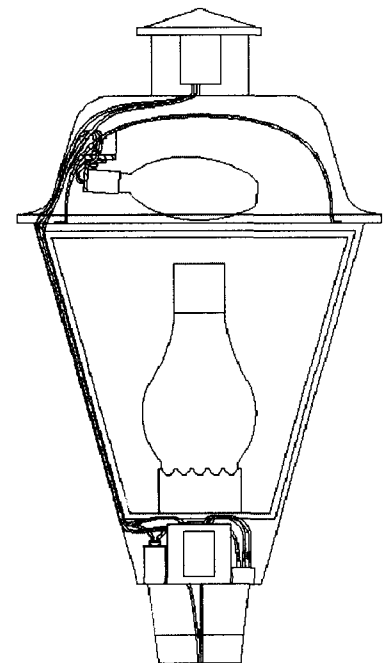
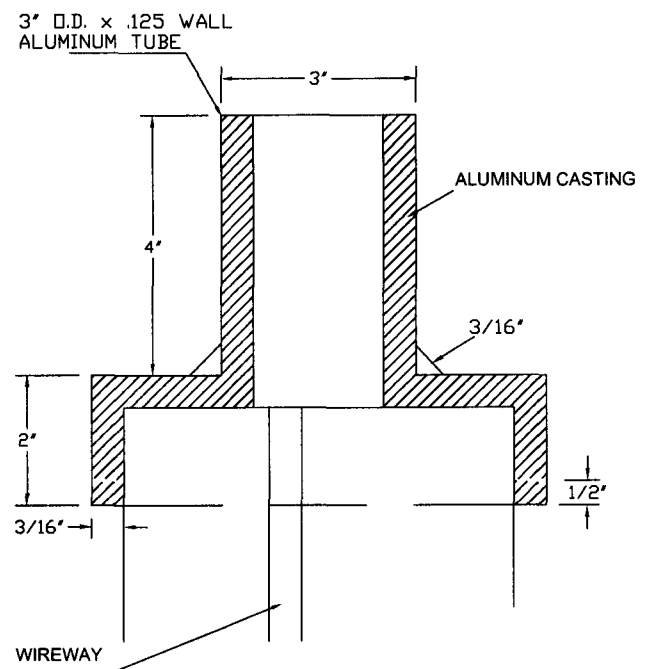
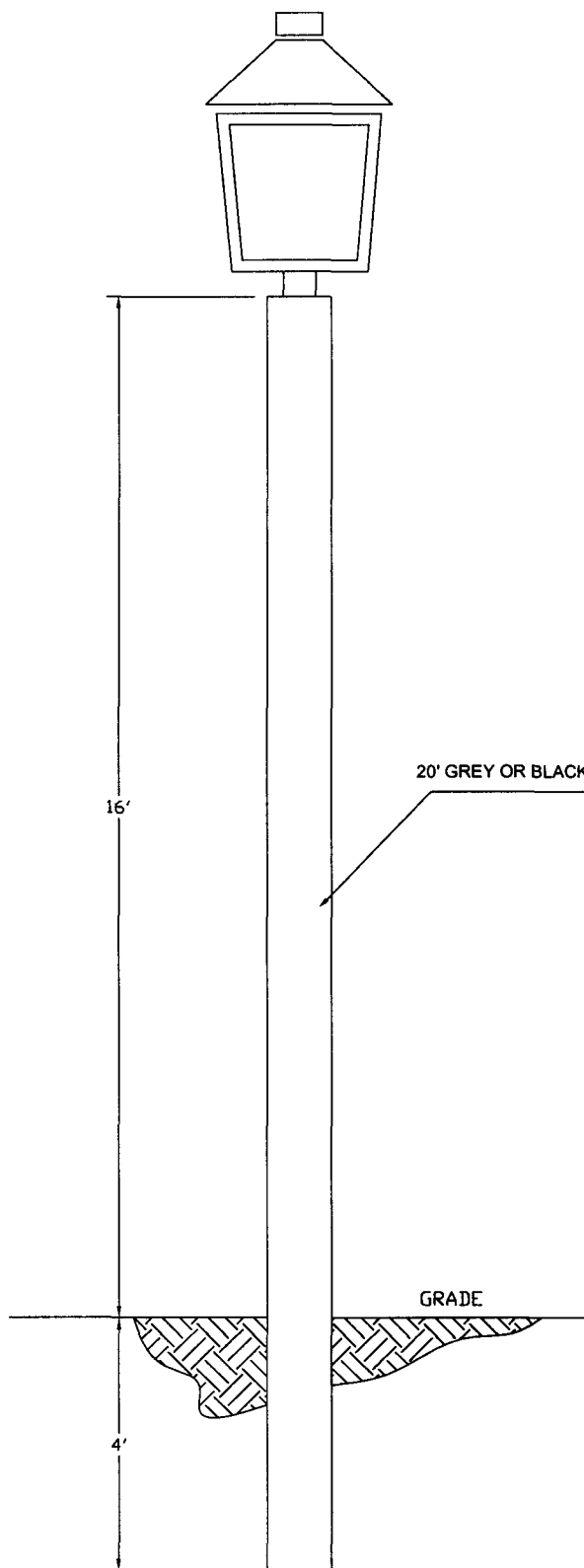
1. THE FOLLOWING OR EQUIVALENT FUSE ASSEMBLY AND FUSE, SIZED TO THE CABLE AND THE LOAD SHALL BE:
FUSE ASSEMBLY-ELASTIMOLD DIVISION FUSED CONNECTOR
KIT STYLE # 64
FUSE- BUSSMAN MIDGET CAT. # KTK
2. ALL LIGHTING STANDARDS MUST BE PROPERLY GROUNDED AND BONDED TO THE LILCO SYSTEM BY MEANS OF AN INDIVIDUAL CONDUCTOR SEPARATE FROM THE STREET LIGHTING SERVICE.
3. IN NO CASE WILL THE STREET LIGHTING SERVICE CABLE BE TAPPED INTO A SECONDARY MAIN OR SERVICE CABLE.

CONSTRUCTION STANDARDS

SUPPLY FROM LIPA OWNED RUD FACILITIES TO STREET LIGHTING



Town of Islip
Department of Planning and Development

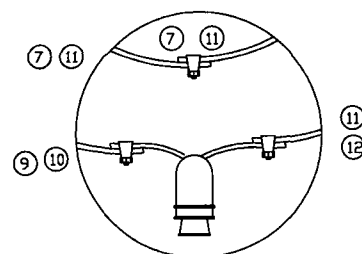
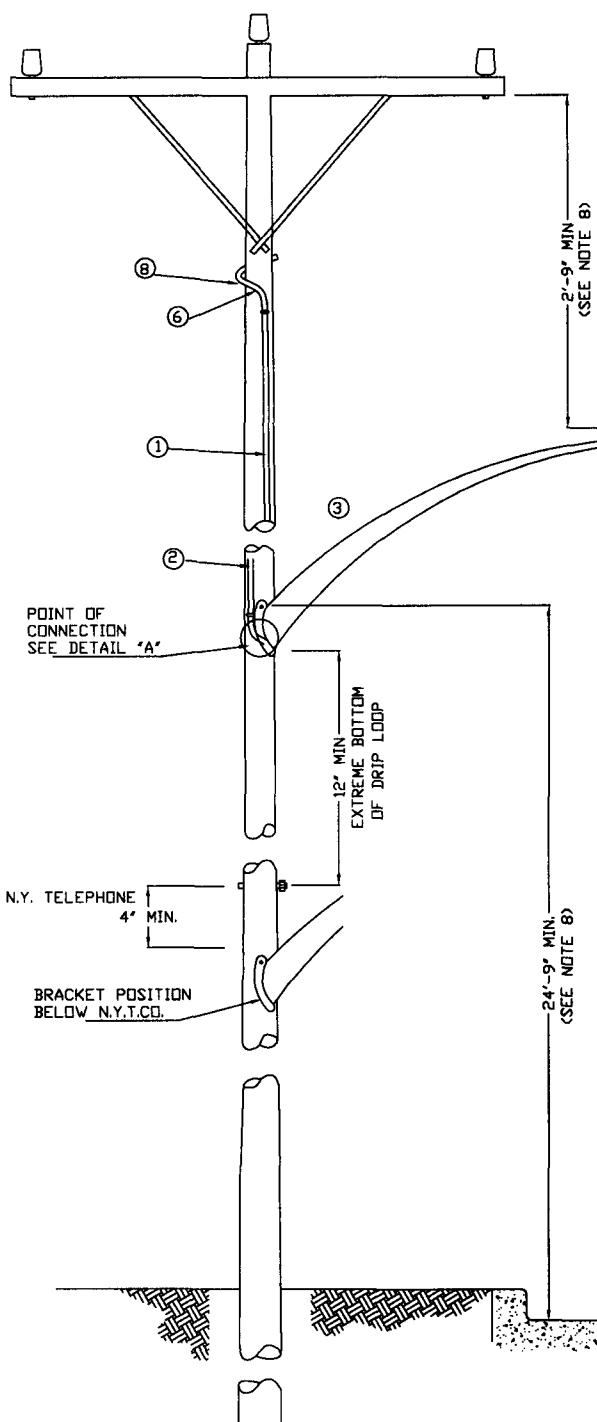


CONSTRUCTION STANDARDS

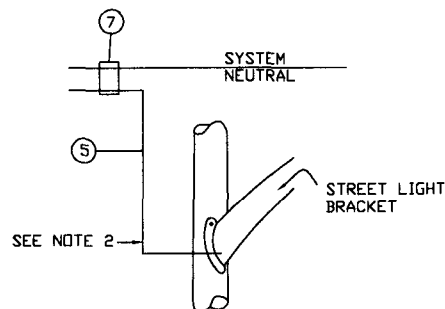
POST TOP LUMINAIRE



Town of Islip
Department of Planning and Development



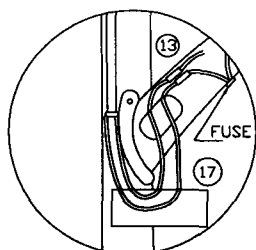
DETAIL "A"
INSTALLATION OF FUSE - SEE NOTE 5



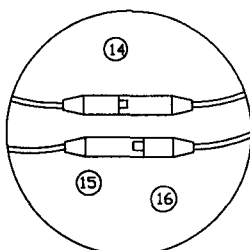
GROUNDING DIAGRAM

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO DESIGN SPECIFICATIONS SET FORTH IN THE NATIONAL ELECTRIC SAFETY CODE AND THIS LIPA STANDARD.
2. STREET LIGHT BRACKET SHALL BE GROUNDED USING SEPARATE GROUNDING CONDUCTOR FURNISHED BY LIPA. INITIAL CONNECTION TO BRACKET TO BE MADE BY LIPA.
3. LIPA SHALL PLACE LIGHT IN SERVICE BY MAKING INITIAL CONNECTIONS THROUGH FUSE TO ENERGIZE 2/C #14 SUPPLY CABLE. TAPE ALL CONNECTIONS.
4. CONTRACTOR TO FURNISH PHOTOELECTRIC CONTROL FOR DUSK TO DAWN ILLUMINATION FOR APPROXIMATELY 4200 HOURS PER YEAR.
5. MOUNTING HEIGHT SHALL BE DETERMINED BY MUNICIPAL AUTHORITIES AND THEIR CONTRACTOR SHALL ARRANGE WITH LILCO FOR ANY POLE REPLACEMENTS NECESSARY. VERIZON APPROVAL IS REQUIRED ON A VARIANCE BASIS FOR ANY MOUNTING HEIGHT BELOW MINIMUM DIMENSION OF 24'-9" SINCE VERIZON NORMAL POLE SPACE IS INVOLVED. SEE DETAIL "B" FOR FUSING OF STREET LIGHTS MOUNTED BELOW VERIZON FACILITIES. WHEN A STREET LIGHT BRACKET IS MOUNTED BELOW VERIZON FACILITIES A FUSE HOLDER SHALL BE MOUNTED ON THE UNDERSIDE OF THE LAMP BRACKET. ALL CONDUCTORS SHALL BE CRIMP SPLICED AND TAPED, AS SHOWN IN DETAIL "B". ALL SPLICES SHALL BE INSERTED IN THE LAMP BRACKET LEAVING A SMALL DRIP LOOP WHICH SHALL BE PROTECTED WITH A 2" WIDE EPOXIED STRAP. SEE DETAIL "C" FOR FUSING OF STREET LIGHTS MOUNTED BELOW NYTCO WHICH DO NOT HAVE A FUSE HOLDER MOUNTED ON THE UNDERSIDE OF THE LAMPBRACKET.
6. MINIMUM 4" CLEARANCE IN ALL DIRECTIONS SHALL BE MAINTAINED FROM STREET LIGHT BRACKET AND FIXTURE AND SECONDARY VOLTAGE WIRES PASSING BRACKET AND FIXTURE.
7. AVOID PLACING STREET LIGHT FIXTURES ON POLES CONTAINING THE FOLLOWING: UTILITY UNDERGROUND RISER PIPES, LARGE TERMINALS OR OTHER THIRD PARTY ATTACHMENTS WHERE OTHER INSTALLATIONS LIMIT SPACE (EXAMPLE-CATV POWER SUPPLY OR TRAFFIC CONTROL BOX).
8. THE MINIMUM DIMENSIONS OF 2'-9" SHALL BE MET OR EXCEEDED FOR ALL CASES.



DETAIL "B"



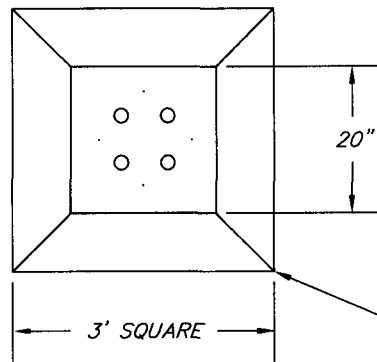
DETAIL "C"

CONSTRUCTION STANDARDS

STREET LIGHT FIXTURE WITH PHOTO-CELL IN HEAD 120 VOLT SUPPLY

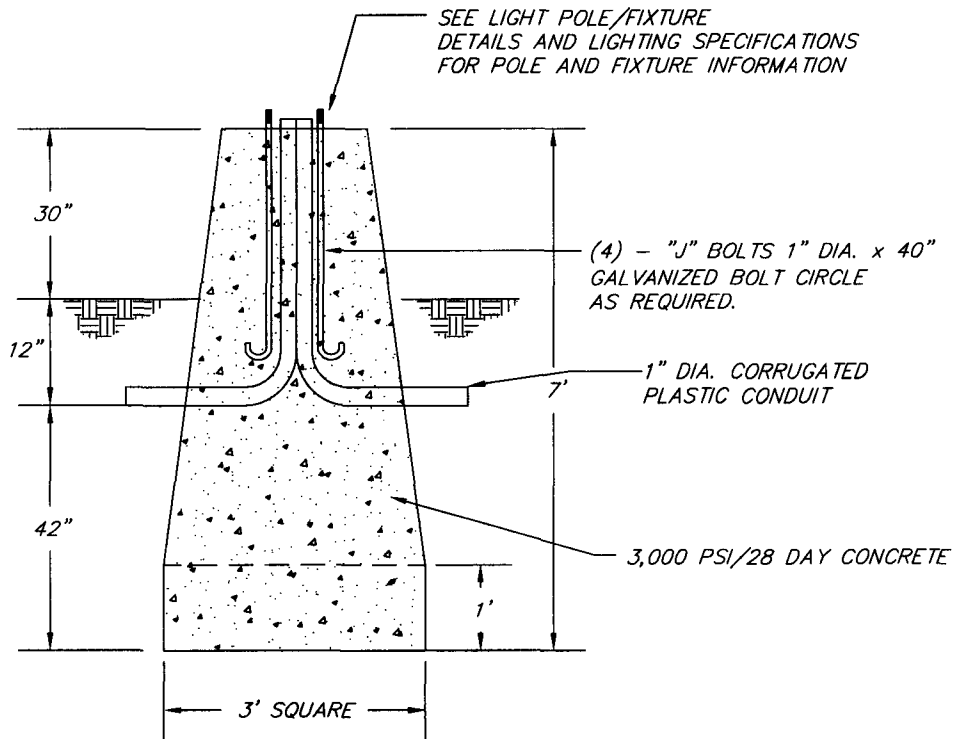


Town of Islip
Department of Planning and Development



PLAN

PRECAST LIGHT POLE FOUNDATION
AS MANUFACTURED BY JOHN E.
POTENTE & SONS, HICKSVILLE, NY
OR APPROVED EQUAL



ELEVATION

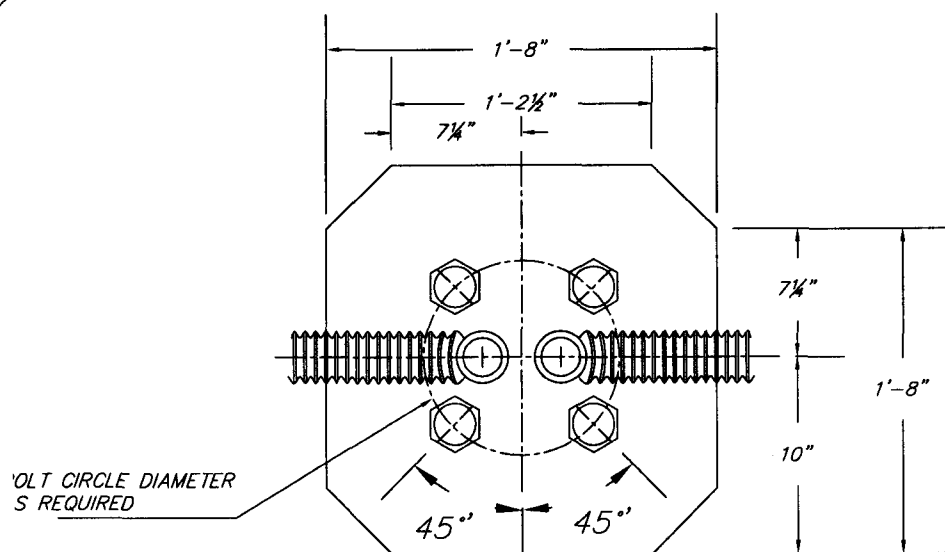
1. THIS DETAIL FOR SITE PLAN APPROVAL ONLY. CONTRACTOR REQUIRED TO SUBMIT SHOP DRAWINGS TO PROJECT STRUCTURAL ENGINEER TO VERIFY CONFORMANCE WITH NYS BUILDING CODE REQUIREMENTS WITH RESPECT TO ACTUAL FIELD LOADS AND CONDITIONS.
2. CONTRACTOR TO SUPPLY MANUFACTURER WITH BOLT TEMPLATE, J-BOLTS AND CONDUIT.

CONSTRUCTION STANDARDS

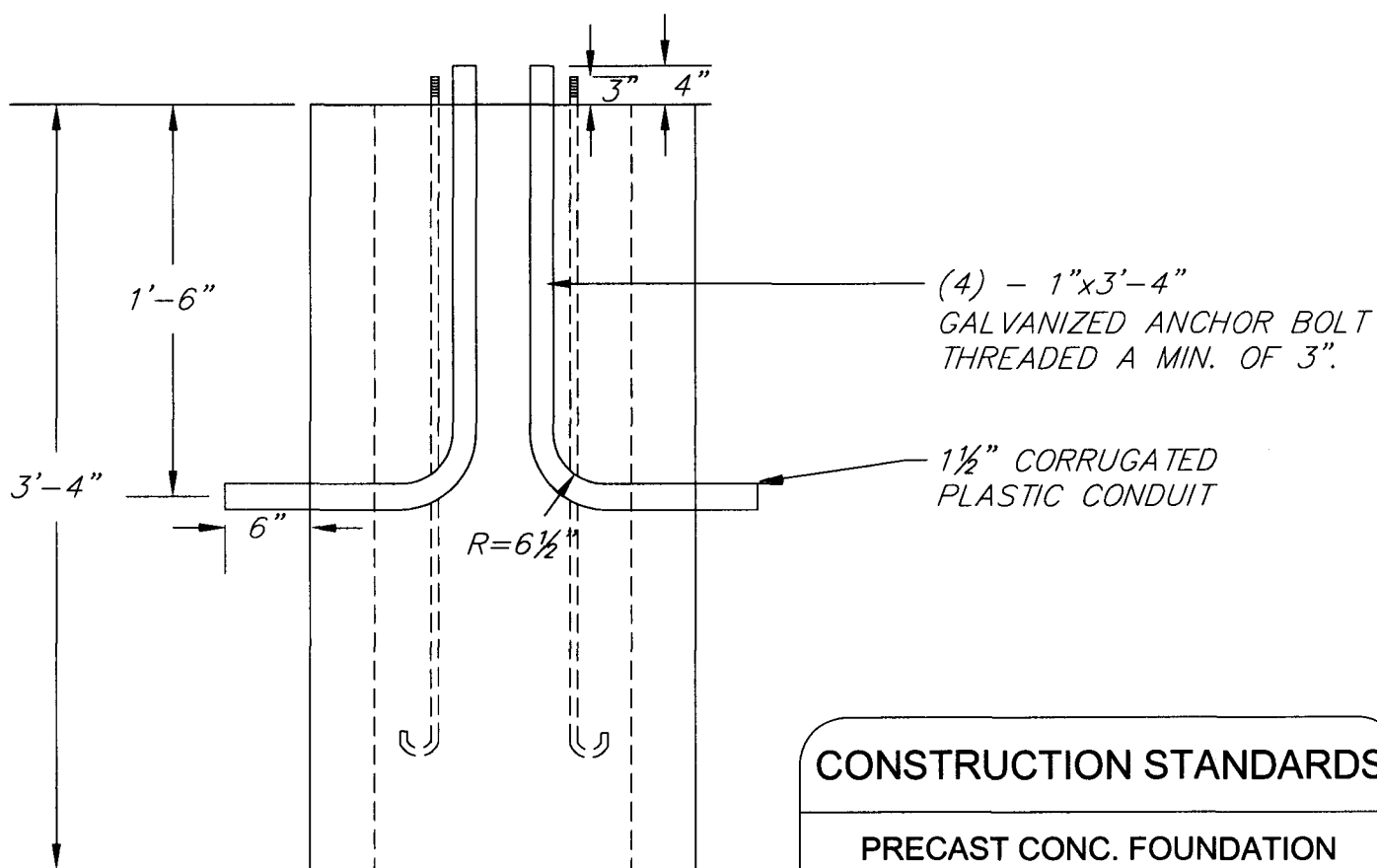
PRECAST CONC. FOUNDATION
FOR
10' POST W/ PEDASTAL BASES



Town of Islip
Department of Planning and Development



PLAN

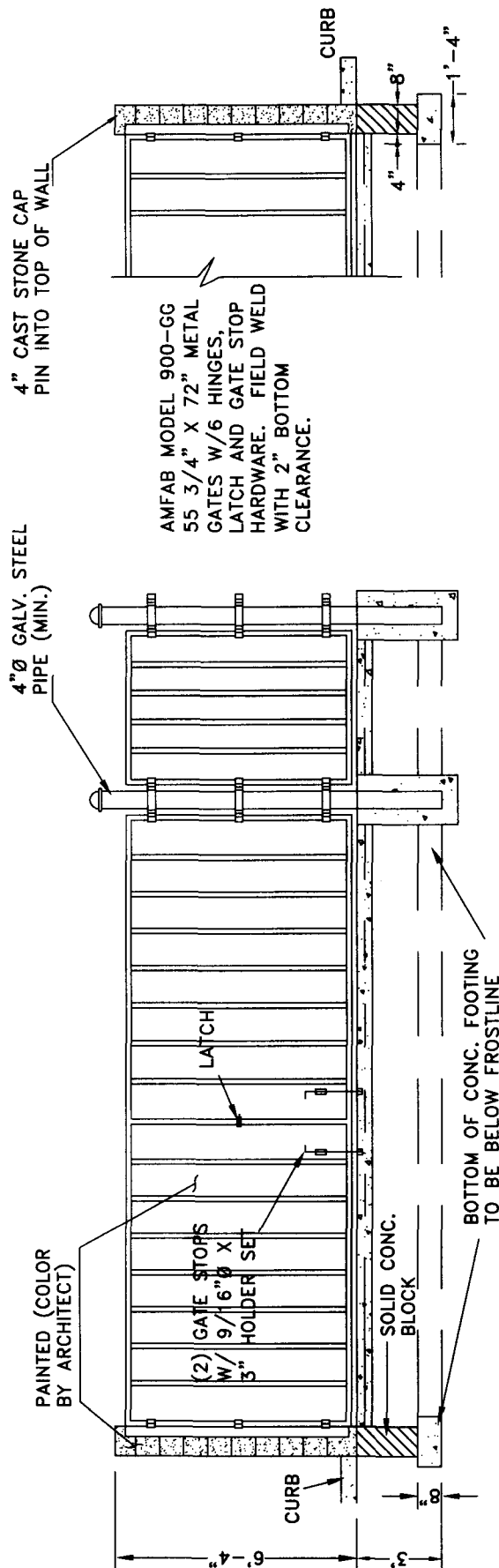


CONSTRUCTION STANDARDS

PRECAST CONC. FOUNDATION
FOR
25' 30' AND/OR 35' POLES



Town of Islip
Department of Planning and Development



* Note:
MATERIAL TO BE BLOCK CONSTRUCTION
COMPLIMENTARY TO BUILDING. SOLID
OPAQUE GATES, 6' MINIMUM REQUIRED

CONSTRUCTION STANDARDS

TRASH ENCLOSURE

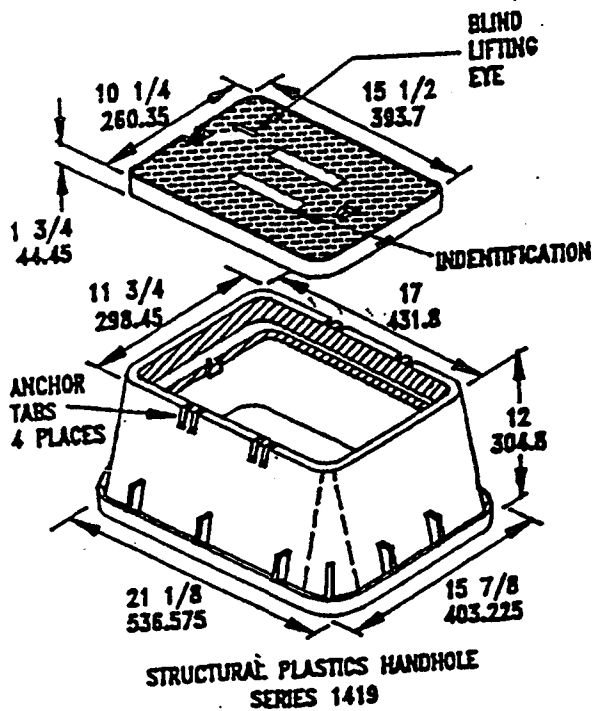


Town of Islip
Department of Planning and Development

STRUCTURAL PLASTIC 1419 Handhole

Color: Green or Gray
Material: HDPE
Unit Weight: 9 1/2 LBS.
Cover only Weight: 3 1/2 LBS.
Box only Weight: 6 LBS.

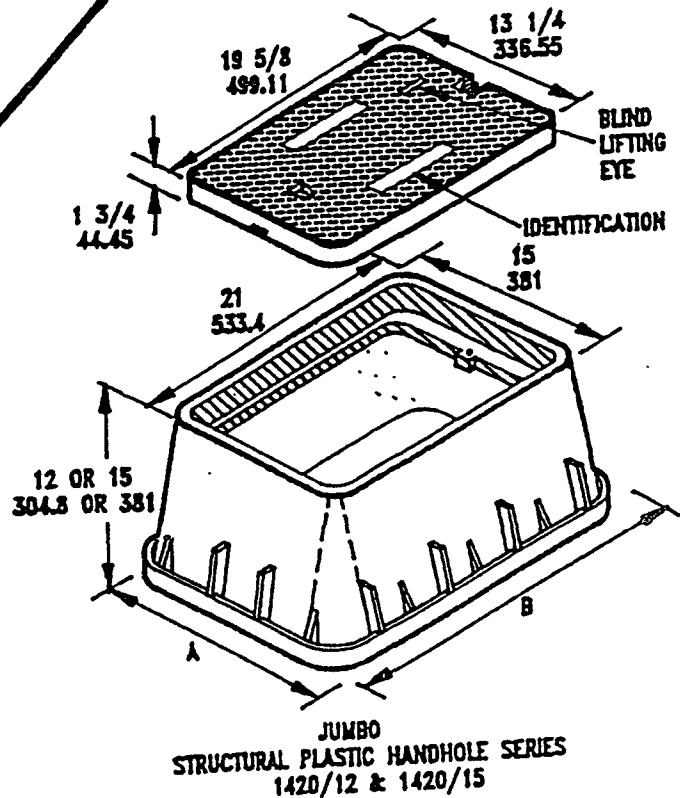
OPTIONS:
Polymer Concrete Cover, Weight: 20 LBS.
Steel Cover, Weight: 11 LBS.
3M/EMS Locating Device



STRUCTURAL PLASTIC 1420/12 & 15 Handhole

Color: Green
Material: HDPE
Unit Weight: See Chart
Cover only Weight: 5 LBS.
Box only Weight: See Chart

OPTIONS:
Polymer Concrete Cover, Weight 32 LBS.
Steel Cover, Weight 12 LBS.
3M/EMS Locating Device



UNITS	BOX	A	B	WT.
INCH.	12	18 1/4	25	9 LBS
MM	304.8	463.55	635	
INCH.	15	20	28 1/4	14 LBS
MM	381	508	673.1	

CONSTRUCTION STANDARDS

STRUCTURAL PLASTIC HANDHOLE
1419/12 SERIES
OR
1420/12 & 15 SERIES



Town of Islip
Department of Planning and Development

Appendix D - Bond Figures and Fees

Bond figures

Mitigation fees

BOND FIGURES

<u>HIGHWAY ITEMS</u>	<u>UNIT PRICE</u>
Asphalt Apron (Item 51D)	\$300.00 /ea
Concrete Apron (Item 47API)	\$375.00 /ea
Concrete Curb (Item 97A, 97F)	\$15.00 /LF
Concrete Sidewalk (Item 105)	\$15.00 /SF
Pavement Tie-in (2-1/2" Item 45-2 & 1-1/2" NYS 6F)	\$20.00 /SY
Pavement - 15' wide (2-1/2" Item 45-2 & 1-1/2" NYS 6F)	\$14.00 /LF
Pavement - 18' wide (2-1/2" Item 45-2 & 1-1/2" NYS 6F)	\$16.00 /LF
Pavement - 20' wide (2-1/2" Item 45-2 & 1-1/2" NYS 6F)	\$18.00 /LF
Pavement - 24' wide (2-1/2" Item 45-2 & 1-1/2" NYS 6F)	\$22.00 /LF
Pavement - 27' wide (2-1/2" Item 45-2 & 1-1/2" NYS 6F)	\$48.00 /LF
Pavement - 34' wide (2-1/2" Item 45-2 & 1-1/2" NYS 6F)	\$60.00 /LF
Pavement Tie-in (5" Item 201 & 1-1/2" NYS 6F)	\$25.00 /LF
Pavement - 40' wide (5" Item 201 & 1-1/2" NYS 6F)	\$75.00 /LF
Pavement - 40' wide (6" Item 45 RC & 2" NYS 6F)	\$75.00 /LF
Landscaped Island	\$600.00 /ea
Screen Planting (Item 124-I)	\$10.00 /LF
Chainlink Fence - 4' high (Item 106)	\$12.00 /LF
Chainlink Fence - 6' high (Item 106)	\$15.00 /LF
Stockade Fence - 4' high (Item 107)	\$14.00 /LF
Stockade Fence - 6' high (Item 107)	\$24.00 /LF
Chainlink with Stockade Fence - 6' high (Item 106/107)	\$45.00 /LF
Guide Rail	\$40.00 /LF
Retaining Wall - Concrete	\$300.00 /CY
Retaining Wall - Railroad Tie	\$12.00 /SF
Bulkheading - Timber	\$150.00 /LF
Striping	\$1.00 /LF
Streetlighting	\$20.00 /LF
Seeding between curb and sidewalk	\$1.50 /LF
Site specific improvements (clearing, grading, etc)	\$1,000.00 /ea
Decorative fence	\$10.00 /LF
Sound Attenuation Wall	\$5.00 /SF
Maintenance Sign	\$750.00 /ea
Monuments	\$75.00 /ea
Trees	\$400.00 /ea
Road Signs	\$125.00 /ea
Snow Removal (2.5% of total cost of highway items)	

BOND FIGURES

DRAINAGE ITEMS

UNIT PRICE

***Leaching pools - see separate page*

***** ****

Catch basins - Item 102 CB single	\$2,300.00 /ea
Catch basins - Item 102 CB double	\$2,300.00 /ea
Casting - Item 100B	\$500.00 /ea
Frame & grate - 24" dia	\$350.00 /ea
Manholes - Item 102 MH	\$2,300.00 /ea
Reinforced concrete pipe - 15" dia	\$36.00 /LF
Reinforced concrete pipe - 18" dia	\$45.00 /LF
Reinforced concrete pipe - 24" dia	\$55.00 /LF
Reinforced concrete pipe - 36" dia	\$65.00 /LF
Treatment chamber - Item 251/252	\$75.00 /ea
Overflow chamber - Item 102 OC	\$2,750.00 /ea
Headwall - outfall (waterways)	\$1,500.00 /ea
Headwall - standard (recharge basin)	\$1,800.00 /ea
Sluiceway	\$300.00 /CY
Fence & curb - recharge basin	\$23.00 /LF
Screen planting - recharge basin	\$12.00 /LF
Grading & seeding	\$2.00 /SY
Ramp base course - 4" (Item 201)	\$50.00 /CY
Concrete apron (commercial)	\$450.00 /ea
Excavation - recharge basin	\$6.00 /CY

BOND FIGURES

LEACHING POOLS

<u>Diameter and Depth</u>	<u>Unit Price</u>	
	<u>ITEM 100B</u>	<u>ITEM 100</u>
8' x 3'	\$1,450.00	\$1,390.00
8' x 4'	\$1,600.00	\$1,540.00
8' x 5'	\$1,750.00	\$1,690.00
8' x 6'	\$1,900.00	\$1,840.00
8' x 7'	\$2,050.00	\$1,990.00
8' x 8'	\$2,200.00	\$2,140.00
8' x 9'	\$2,680.00	\$2,150.00
8' x 10'	\$2,830.00	\$2,300.00
8' x 11'	\$2,980.00	\$2,450.00
8' x 12'	\$3,130.00	\$2,600.00
10' x 3'	\$2,170.00	\$1,760.00
10' x 4'	\$2,330.00	\$1,920.00
10' x 5'	\$2,490.00	\$2,080.00
10' x 6'	\$2,650.00	\$2,240.00
10' x 7'	\$2,810.00	\$2,400.00
10' x 8'	\$2,870.00	\$2,520.00
10' x 9'	\$3,030.00	\$2,680.00
10' x 10'	\$3,190.00	\$2,840.00
10' x 11'	\$3,350.00	\$3,000.00
10 x 12'	\$3,800.00	\$3,400.00

MITIGATION FEES

Mitigation fees are in lieu of improvement installation requirements, waived at the discretion of the Planning Board after public hearing.

Curbing	\$15/linear foot
Sidewalks	\$15/linear foot
Overhead Wiring*	\$25/linear foot
Recreation Fee per lot/owner unit	\$500/lot or unit
Recreation Fee per rental unit	\$250/unit
Natural Area/Park waiver**	\$2/square foot
GPS Waiver	\$2/point

*Plus a base fee of \$820 if the pole is on the same side of the street as the structure or a base fee of \$4,820 if the pole is on the opposite side of the street.

**Calculated as defined in section VI of this document.

Appendix E - Table of Minimum Parking Spaces

Copied from Town Code 68-409.2

Table of Minimum Required Parking Spaces

USE OR USE CATEGORY	UNIT OR MEASUREMENT	ADDITIONAL REQUIREMENT
1 One or two family dwellings	2 per dwelling unit	
2 Apartment houses or garden apartments	1.75 per dwelling unit	Plus 1 additional space for each additional bedroom above 2 in each unit
3 Professional office if a dwelling unit	1 per 200 square feet of UFA	Not less than 4 spaces
4 Doctor, dentist or chiropractor in a dwelling unit	4 for each practitioner or suite	Plus 1 for each employee
5 Home occupations (except as noted in No.'s 3 and 4)	1 per 200 square feet of UFA	Not less than 2 spaces
6 Hotels, motels, tourist homes, cabins, lodging houses, apartment hotels, boardinghouses and rooming houses	1 per sleeping room or suite	Plus 1 for each employee
7 Professional offices and office buildings	1 per 200 square feet of GFA	Not less than 8 spaces
8 Medical office buildings	1 per 150 square feet of GFA	Not less than 8 spaces
9 Churches, temples, auditoriums, gymnasiums, arenas, theaters or places of assembly	1 per 4 seats or 1 per 4 persons legally accommodated	Plus 1 for each employee
10 Retail establishments, unattached	1 per 150 square feet of GFA	Not less than 5 spaces
11 Shopping centers, not more than 25,000 square feet	1 per 150 square feet of GFA	
12 Shopping centers, more than 25,000 square feet	1 per 175 square feet of GFA	
13 Manufacturing, industrial, warehouse or wholesale distribution establishments	1 per 600 square feet of GFA	15% of GFA must be computed as office space at 1 per 200 square feet
14 Hospitals, sanitoriums, nursing homes or convalescent homes	1 per bed	Plus 1 per each full time professional or staff member and 1 per each 2 employees on the maximum shift
15 Mortuaries or funeral homes	1 per 200 square feet of GFA or 11 spaces per viewing room, whichever is greater	Not less than 20
16 Indoor tennis, basketball, badminton, volleyball or similar uses not classified	1 per 500 square feet of GFA	
17 Bowling alleys	4 per alley	Plus 1 for each employee on the maximum shift

Table of Minimum Required Parking Spaces

	USE OR USE CATEGORY	UNIT OR MEASUREMENT	ADDITIONAL REQUIREMENT
18	Libraries, art galleries, museums, community centers	1 per 300 square feet of gross area over 2,000 square feet	Not less than 20
19	Drive-in or carry-out restaurants	3.5 per 100 square feet of GFA	
20	Restaurants, taverns, bars or nightclubs which serve on-premises consumption of food and/or drink	1 per 2 seats of permanent seating or 2 per 200 square feet of GFA or 1 per 4 persons legally accommodated, whichever is greater	Plus 1 for each 12 square feet of standing room at the bar area
21	Filling stations, parking garages, repair garages	1 per 200 square feet of GFA	Plus minimum of 5 spaces
22	Drive in service or retail establishments	1 per employee	Plus reservoir space within the site to store a queue of 12 cars
23	Outdoor retail establishments	1 per 1,000 square feet of net selling area or 1 per 200 square feet of GFA of building area, whichever is greater	Not less than 5
24	Country clubs, yacht clubs, private clubs, fraternity lodges	1 per individual member or 2 per 3 sleeping rooms, whichever is greater	
25	Banks, savings and loan establishments, or savings banks	1 per 100 square feet of GFA	Plus reservoir space within the site to store a queue of 12 cars lined up at the drive-in window(s)
26	Nonretail general service or repair establishments	3 per 4 employess	
27	Marinas	1 per boat slip or mooring station	
28	Bus depots, airports, railroad passenger stations and other passenger terminal facilities	As Planning Board shall deem adequate	
29	Elementary schools or junior high schools	1 per classroom	
30	High schools	1 per 5 students	
31	Nursery schools or day camps	1 per classroom	Not less than 10 spaces
32	Rifle ranges	4 per range	
33	Day care centers	1 per 200 square feet	
34	Off-track betting (OTB) establishments	11 per betting window or 4.5 per 100 square feet of GFA	

Table of Minimum Required Parking Spaces

	USE OR USE CATEGORY	UNIT OR MEASUREMENT	ADDITIONAL REQUIREMENT
35	Gyms, fitness centers or health clubs	1 per 200 square feet	
36	Convenience markets	1 per 100 square feet	
37	ANY USE NOT LISTED ABOVE AS THE PLANNING BOARD SHALL DEEM ADEQUATE		